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ABSTRACTS

OF

FARM TITLES

IN THE CITY OF NEW YORK,

EAST SIDE, BETWEEN 75TH AND 120TH STREETS.

WITH MAPS.

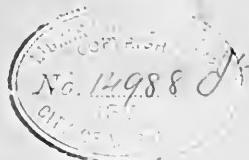
entry
H. CROSWELL TUTTLE, *Counsellor-at-law.*



New York:

THE SPECTATOR COMPANY, PRINTERS, 16 DEY ST.

1878.



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Law

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(presumably) the right thing as we understand it, as
events would be arranged, if we could.



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19. 10. 1983. 32. 1983.

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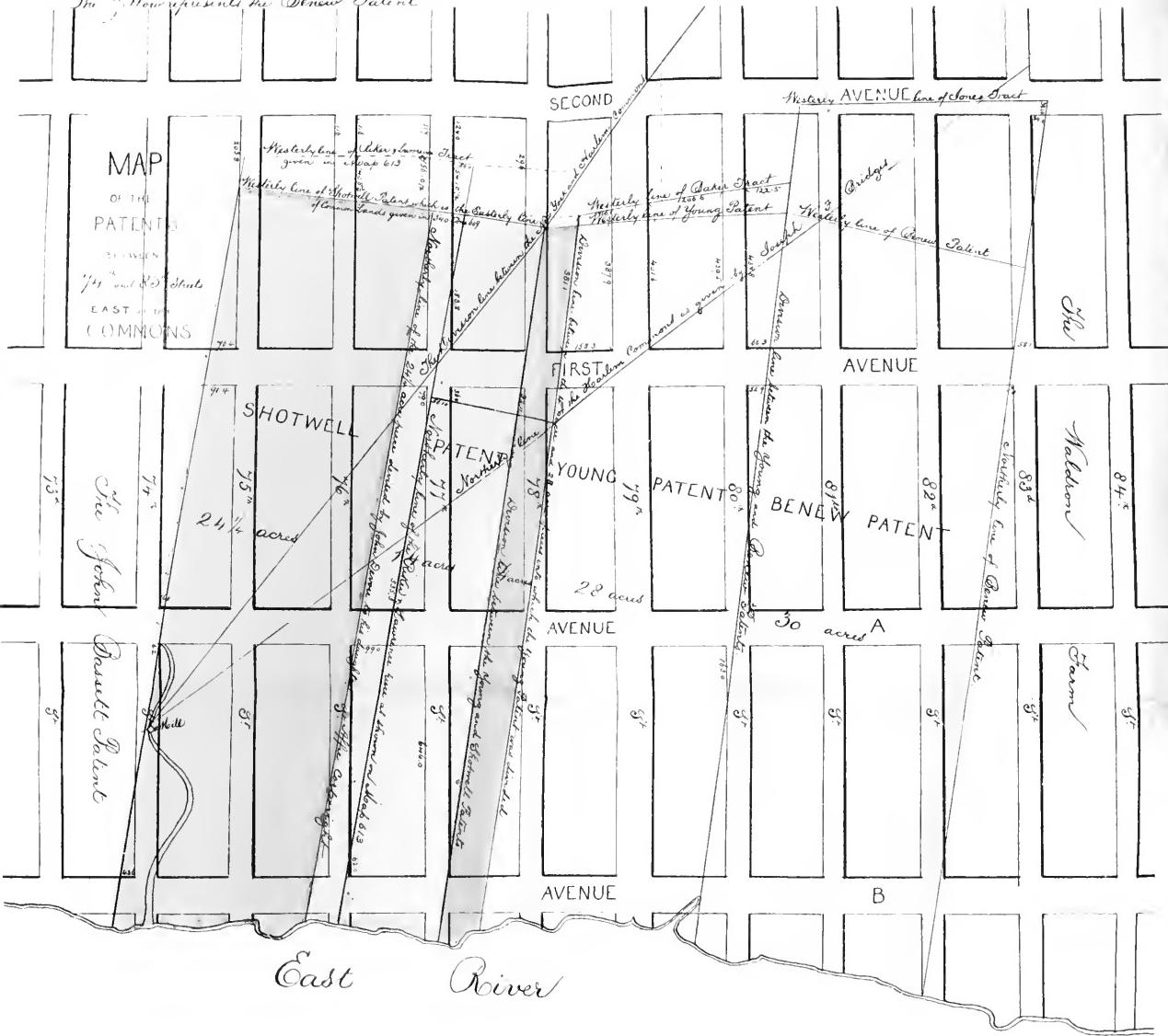
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10. The following table shows the number of hours worked by each employee in a company.

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The "C" represents the Shotwell Patent the dark Blue being the 24 1/2 acre division and the lighter Blue the 1/4 acre division.
The "D" represents the Young Patent the dark Red being the 10 acre division and the lighter Red the 2 1/2 acre division.
The "E" shows represents the Brewster Patent.

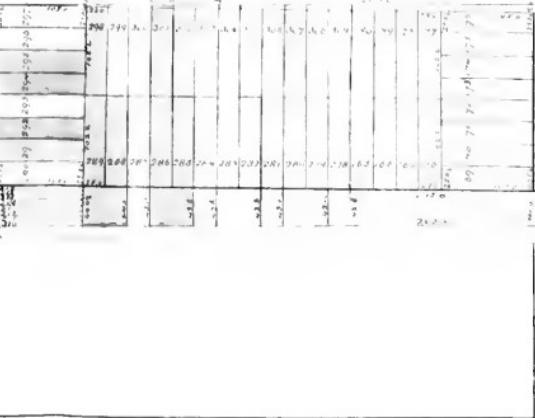


SECOND

MAP

PROPERTY OF THE
RICHARD RIKER
AND THE ESTATE OF
JOHN LAWRENCE
LOCATED IN THE TWELFTH WARD
OF THE
CITY OF NEW YORK

THIRD AVENUE



Cardinal steps in construction by regulation officer

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FIRST

AVENUE

• 67 •

STREET

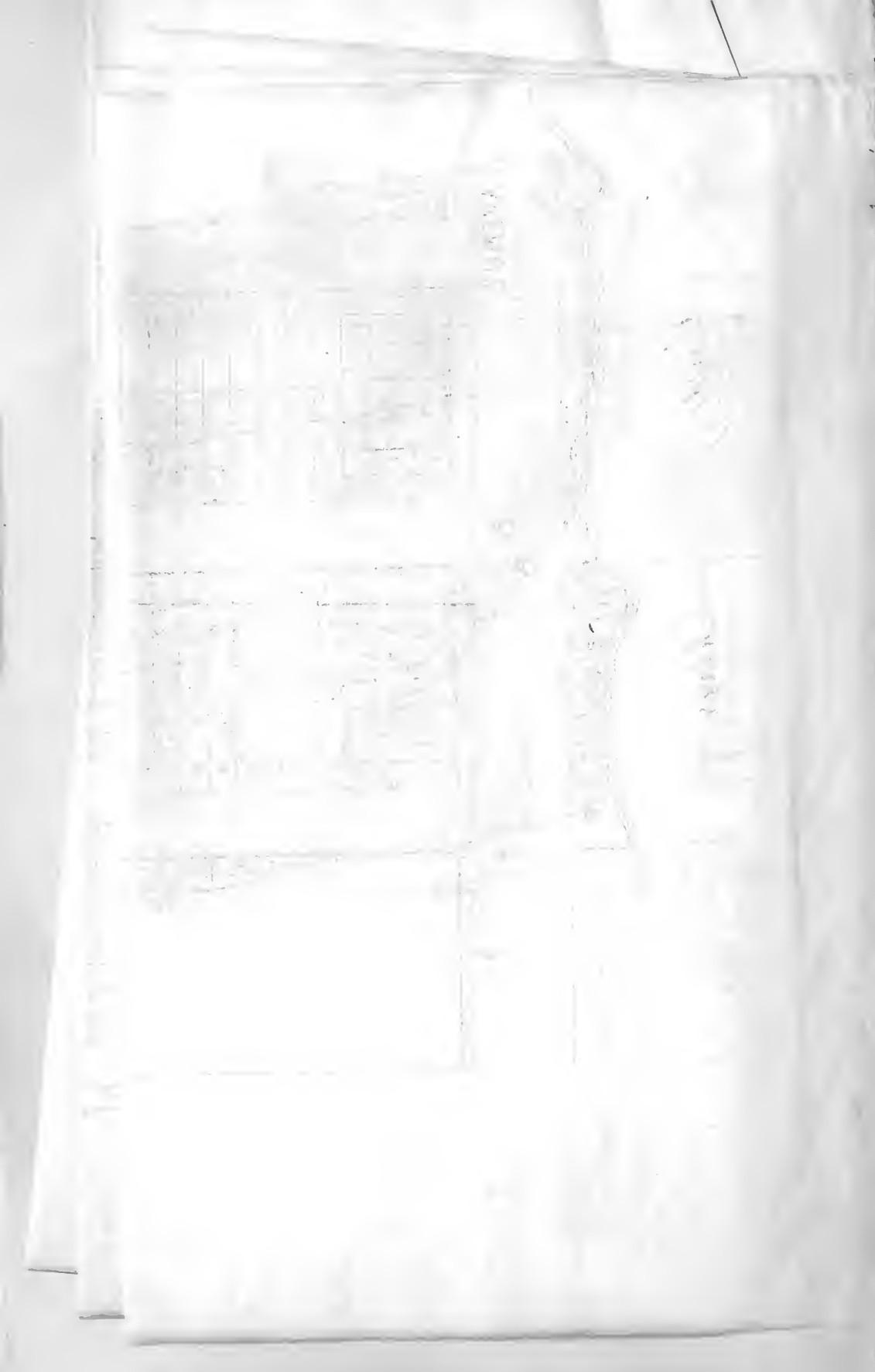
STREETS

STREET

STREET

1

1



THE RIKER AND LAWRENCE TRACT.

The title to this tract was derived from the following patent. This patent was surveyed originally for George Elphenstone. (See Liber 1 Land Papers, page 110, in Secretary of State's office at Albany.) He transferred his right to receive the patent to Abraham Shotwell. (See Liber 6 Deeds, page 55, in Secretary of State's office at Albany.)

PATENT.

SIR EDMUND ANDROS,
Governor, etc.,
to
ABRAHAM SHOTWELL.

Dated 29th Sept., 1677,
Recorded in Secretary
of State's Office at
Albany.
4 Patents, 127.

“Whereas there is a certaine piece of land upon this Island Manhattans on ye Southeast side thereof, ye which, by virtue of my warrant, hath been layed out for Abraham Shotwell, beginning at a certain mark't tree and running in breadth Northeast from ye land of John Bassett to ye land of Jacob Young, fifty-one rodd, including ye run of water, formerly called ye saw mill creeke, where now a water mill is set,

together with ye pond, ranging into ye woods one hundred and twenty rodd, being bounded to ye Southwest by ye land of John Bassett, and to ye Northeast by ye land of Jacob Young, and contains in all thirty-eight acres and a-quarter as by ye return of ye surveyor may and doth appeare."

CONVEYS said premises to the patentee, reserving a "quitt rent of halfe a bushell of good winter wheate."

DEED.

ABRAHAM SHOTWELL.
to
JOHN ROBINSON.

Dated 6 Nov., 1678.
Recorded in Secretary
of State's Office at
Albany.
5 Deeds, 208.

CONVEYS same premises.

DEED.

JOHN ROBINSON
to
JOHN LEWIN and
ROBERT WOOLLEY.

Dated 1 Jan., 1679.
Proved 8 Dec., 1682.
Rec. 10 Dec., 1682.
6 Deeds, 413, at Albany.
Consideration, £60.

CONVEYS undivided half of same premises.

This moiety of said patent appears to have become vested in Charles Woolley.

DEED.

CHARLES WOOLLEY
to
CHRISTOPHER ROUSBY.

Dated 1 Feb., 1703.
Not recorded but re-
cited in Liber 26
Conveyances, 130.

CONVEYS the undivided half of same premises.

The other moiety of said premises became vested in Christopher Rousby as follows:

DEED.

JOHN ROBINSON <i>and</i> GREETJE, <i>his wife,</i> <i>to</i> WILLIAM COX.	Dated 12 Feb., 1683. Ack. 26 and 29 March, 1684. Rec. 8 April, 1684. 9 Deeds, 3, at Albany. Consideration, £160.
---	---

CONVEYS the undivided half of same premises.

<i>Last Will and Testament</i> <i>of</i> WILLIAM COX.	Dated 15 July, 1689. Proved 9 Aug., 1689. 4 Wills, 53.
---	--

“ Item : I give and bequeath unto my loving wife, Sarah Cox, which house she pleaseth to have, and to her heirs forever. Item : I give and bequeath unto Samuel Bradley, my brother-in-law, my other house, which I bought of Mr. John Robinson, or this house, which I now live in, to him and his heirs forever ; my wife taking her first choice of which house she pleaseth, and God sending my said brother-in-law an heir, that he call his name Cox Bradley and his children after him the same name. Item : I give and bequeath unto Henry Bradley all my right and title I have to a piece of land at the mill, with all things thereon. * * * * All that shall be left after my debts and funeral expenses shall be paid, and those legacies given and satisfied, I give unto my loving wife and brother Samuel Bradley, to be equally divided between them. Item : I will, that in case my brother Samuel shall die without issue, that all what I have left him shall be for the heirs of my brother Henry, and in case likewise that he should decease without heirs that then it shall be for the heyres of my well beloved wife. Item : My desire is that this house, which I now dwell

in, shall be for my brother Samuel and his heirs, as above expressed, by reason of fulfilling an oath formerly solemnly sworn to my mother, she forcing me to passion in fulfilling."

The tract now under examination was probably included in the above devise to Henry Bradley, of all testator's right and title to "a piece of land at the Mill." The preceding instruments, as far back as 1677, and also subsequent deeds, all speak of a mill as standing on this property. The recitals in a deed recorded in Secretary of State's office at Albany, in Liber 10 Deeds, page 10, show that the testator died seised of two houses in the lower part of this city. These houses were probably the subjects of the alternative devise to Sarah Cox and Samuel Bradley.

It appears from a deed recorded in same office, in Liber 10 Deeds, page 1, that both Samuel and Henry Bradley died without heirs of their body, and that their sister, Sarah Cox, was the only heir at law of the surviving brother.

Sarah Cox, the widow of William Cox, appears to have married William Kidd.

WILLIAM KIDD and SAMUEL BRADLEY, Jr., <i>to</i> SAMUEL BRADLEY.	DEED. <hr/> Dated 1 June, 1695. Recited in Liber 10 Deeds 1, at Albany.
--	---

CONVEYS all right in the undivided half of same premises Habendum for life of said Samuel Bradley.

The following deed recites that the reversion of the said moiety was then vested in Sarah Kidd, relict of William Kidd, by death of William Kidd and Samuel Bradley, Jr.

SARAH KIDD, *widow of*
WILLIAM KIDD,
to
SAMUEL BRADLEY.

DEED.

Dated 14 Sept. 1703.
Recited in Liber 10
Deeds, page 1, at Al-
bany.

CONVEYS all her interest in said moiety of said premises.

DEED.

SAMUEL BRADLEY,
to
CHRISTOPHER ROUSBY.

Dated _____ 1703.
Recorded at Secretary
of State's Office, at
Albany.
Liber 10 Deeds, 1.
Consideration 5 shillings

CONVEYS an undivided moiety of same premises.

Thus the whole of said patented premises were vested in
Christopher Rousby.

Sarah Cox (afterwards Sarah Kidd) intermarried with said
Christopher Rousby.

CHRISTOPHER ROUSBY,
and SARAH, his wife,
to
LADY ANNE, *Queen.*

DEED.

Dated 31 March, 1704.
Ack. 5 April, 1704.
Rec. in Sec'y of State's
Office, at Albany.
10 Deeds 10.

Recites existence of difficulties in the title, and that it was
deemed advisable to convey to the Queen and obtain a new
patent from her.

CONVEYS same premises.

<p>ANNE, by the Grace of God Queen, to CHRISTOPHER ROUSBY, and SARAH, his wife, and to the survivor of them, and then to the heirs of the said CHRISTOPHER.</p>	<p>PATENT. Dated 2 May, 1704. Rec. in Secretary of State's Office, at Albany. 7 Patents 232.</p>
---	--

Recites the preceding deed to the Queen.

CONVEYS same premises as previous patent "as fully granted by Governor Andros to Abraham Shotwell from whom the title passed to the said Christopher and Sarah Rousby."

<p>CHRISTOPHER ROUSBY, and SARAH his wife, to GEORGE DUNCAN.</p>	<p>MORTGAGE. TO SECURE £235. Dated 1 Sept., 1704. Proved 26 Aug., 1706. Recorded 26 Aug., 1706. 26 Conveyances, 130.</p>
--	--

Recites lease of said tract to Daniel Blewitt and John Gurney for 21 years from May 1, 1703.

COVERS same premises.

These premises soon after appear to have become vested in John Gurney, who died seised thereof, leaving a will as follows :

<p>Last Will and Testament of JOHN GURNEY.</p>	<p>Dated 23 Sept., 1708. Proved 14 May, 1709. 7 Wills, 406.</p>
--	---

Gives half of his estate to his wife during her life, and the

other half or residue of his said estate to his children, and gives the following power of sale to his wife: "I also will that my wife, Mary, may sell any part of my said estate of lands, houses, goods or chattels if need soe require for payment of any of my just debts." He appoints his said wife his sole Executrix.

Letters Testamentary were granted to her on 14 May, 1709.
See Liber 7, Wills 407.

DEED.

MARY GURNEY, <i>Widow and</i>	}	Dated 24 May, 1709.
<i>Relict of JOHN GURNEY,</i>		Ack. 22 June, 1709.
to		Rec. 22 June, 1709.
THOMAS HOOK.		10 Deeds, 238, at Albany.

CONVEYS same premises.

These premises, prior to 1742, became vested in John Devoor, as appears from the description of premises adjoining this tract on the south, which description is taken from a deed dated 11th September, 1742, and recited in 65 Conveyances, page 367. This deed speaks of the premises therein described as bounded "on the Northeast by land late of Thomas Hook, deceased, and now of Johannes Devoor."

Last Will and Testament	}	Dated 26 June, 1778.
of		Proved 2 Oct., 1780.
JOHN DEVOOR.		32 Wills, 335.

* Item, I further give and bequeath unto John Devoor, his heirs and assigns forever, fourteen acres of land, being part of my tract of land situate, lying and being in the out ward of the City of New York, known by the name of Manhatans Island, over against Manning's Island, the fourteen acres to adjoin my son John Devoor's land, to run with a strait course, Northwest

front and rear of breadth, to hold to him my said son John Devoor, his heirs and assigns forever. Item : I give and devise unto my daughter Affee, the wife of John Cortright, her heirs and assigns forever, all that remainder part of my tract of land being twenty-four and one-quarter acres of land, more or less, together with the tenement and appurtenances thereunto belonging, lying and being as before mentioned, with the run of water formerly called the saw mill, where a water mill was formerly set, to hold to her my said daughter Affee, the wife of John Cortright, her heirs and assigns forever. * * *

And further, also, I order that piece of ground on my land which is kept for a burial place, to be reserved for my children and their heirs forever, and that they shall be allowed a free passage to it by the possessor or possessors of said part of land at all times without any interruption to my children and their heirs forever."

LEASE & RELEASE.

JOHN CORTRIGHT and AFFEE, <i>his Wife,</i> to ISAAC GOUVERNEUR.	}	Dat. 20 & 22 May, 1786. Not recorded, but re- cited in Liber 4 Mortgages, 244, and in 5 Mortgages, 422.
--	---	---

CONVEYS the twenty-four and a quarter acres of land devised to Affee, wife of John Cortright, by the preceding will.

DEED.

ISAAC GOUVERNEUR, to JOHN LEARY, JR.	}	Dated 9 Sept., 1791. Not recorded, but re- cited in Liber 5 Mortgages, 422.
--	---	--

CONVEYS same premises.

John Leary, Jr., was a partner of Dickson & Stockholm, in

whom the premises appear to have been vested at the time of making the following mortgage. See Liber 44 Conveyances, page 521, for recital of this copartnership. The premises in question were possibly purchased with copartnership funds, but as to the exact manner in which Leary's interest in said premises became vested in his said partners, the records furnish no further clue.

ANDREW STOCKHOLM <i>and</i> DAVID DIXON, <i>to</i> GERARD BANCKER, <i>Treasurer</i> <i>of the State of New York.</i>	MORTGAGE. <hr/> TO SECURE £3,000. Dated 30 July, 1793. Ack. 1 Aug., 1793. Reg., 3 Aug., 1793. 6 Mortgages, 216.
--	--

COVERS all that tract or parcel of land, with all the houses, mills and buildings thereon, on the Island of New York, in the Seventh Ward of the City of New York, bounded by the land of the heirs of David Provoost, deceased, on the Southwesterly side, and land of Doctor Baker on the Northeasterly side, and lands of the Corporation of the City of New York on the Northwesterly end, and the East River on the Southeasterly end, as the same is now in fence, and in the possession of the said Andrew Stockholm and David Dixon. Containing twenty-eight acres, more or less.

The tract vested in John Leary, Jr., contained but twenty-four and a quarter acres, while the premises covered by the above mortgage are therein described as containing "twenty-eight acres more or less." The use of the words "as the same is now in fence and in the possession of the said Andrew Stockholm and David Dixon" would indicate that a survey was made at the time of executing this mortgage, and that this new description

was used as being in accordance with the actual possession. This increase of four acres seems to have taken the form of an encroachment of nearly one hundred feet in width along the whole northerly boundary of this tract. The map of the patents, ante, page 3, shows the correct line of this tract as vested in John Leary, Jr., and also the line of encroachment as claimed by Dickson and Stockholm. This encroachment appears to have been continuously maintained, as is evident from map attached to deed recorded in 94 Conveyances, page 35, from the Blue Book, and also from map in Case 613, in all which instances the breadth of the tract is given at about 630 feet. See also the description of premises conveyed by deed recorded in Liber 713 Conveyances, page 571, which speaks of a fence as still existing along that boundary at that date (May, 1856). This line seems to have been acquiesced in still later by the owner of the adjoining tract. See deeds exchanging gores recorded in 1071 Cons., 473, and 1094 Cons., 85, and 1052 Cons., 502. On the other hand, the deeds to said Dr. Baker of property adjoining on the North carry his boundary line as far South as the true original line shown on said map of the Patents at page 3.

In his will Dr. Baker speaks of his farm as containing forty-six acres, which would also extend to said Southerly boundary line. See Abstract of the New York Protestant Episcopal Public School Tract, next hereinafter set forth.

GERARD BANCKER, *Treasurer
of the State of New York,*
to
THE PEOPLE OF THE STATE OF
NEW YORK.

ASSIGNMENT.

Dated 26 March, 1798.
Ack. 27 March, 1798.
Rec. 22 June, 1811.
27 Mortgages, 15.
Consideration, 50 cents.

ASSIGNS the above mortgage.

DAVID DIXON to GULIAN MCEVERS, <i>for himself</i> <i>and as Trustee for THOMAS</i> TILLOTSON <i>and CHARLES</i> MCEVERS.	MORTGAGE. <hr/> To secure £2,850. Dated 29 June, 1796. Reg. 13 Dec., 1796. 8 Morts., 258.
---	--

COVERS, with other property, also seven-twentieths, being the interest which he, the said party of the first part, now hath in all that certain tract of land situate, lying and being upon the Island Manhattans, in the Out, now the Seventh Ward of the City of New York over and against Manning's Island, including the run of water formerly called Kill Creek, and which was conveyed by Isaac Gouverneur, of the Town of New Ark, in the State of New Jersey, Senior, to John Leary, Jr., of the City and County of New York, Esq. Containing twenty-four acres of land and one-quarter of an acre of land, be the same more or less.

GULIAN MCEVERS to DAVID DICKSON.	RELEASE. <hr/> Dated 4 January, 1800. Ack. 4 June, 1801. Rec. 5 June, 1801. 60 Conveyances, 298. Consideration, \$1.
--	--

RELEASES same premises by same description from the lien of the above mortgage, which it recites.

The following mortgage, though satisfied of record, is inserted on account of the description which recognizes the fact that the paper title to the 28 acres is derived solely through the devise to Aftee Cortright, above set forth.

MORTGAGE.

ANDREW STOCKHOLM <i>and</i> DAVID DIXON <i>to</i> LEFFERT LEFFERTS.	To secure £1350. Dated 18 Nov., 1796. Ack. 13 Dec., 1796. Reg. 20 Dec., 1796. 8 Mortgages, 263.
--	---

COVERS all that tract or parcel of land, with all the houses, mills and buildings thereon, on the Island of New York, in the Seventh Ward of the City of New York. Bounded by the lands of the heirs or devisees of David Provost, deceased on the Southwesterly side, and land formerly of Dr. Baker, deceased on the Northeasterly side, and land of the Corporation of the City of New York on the Northwesterly end, and the East River on the Southerly end. Containing twenty-eight acres more or less, which said tract formerly belonged to John Devoor and was by him devised to his daughter Afee, the wife of John Courtright, by his last will and testament, dated the 26th day of June, in the year of our Lord 1778.

DEED.

DAVID DICKSON <i>and</i> ANDREW STOCKHOLM <i>to</i> ISAAC GOVERNEUR.	Dated 26 Dec., 1799. Ack. 29 June, 1810. Rec. 24 June, 1811. 94 Conveyances, 30. Consideration, £4,800.
---	---

CONVEYS same tract by substantially the same description as mortgage to Gerard Bancker, describing it as containing twenty-eight acres, more or less.

As appears from recitals in the following deed, Isaac Governeur died intestate in February, 1798, leaving him surviving four children, viz :

1. Susan, wife of Samuel Murgatroydt,
2. Juliana Matilda Governeur,
3. Alida Governeur, and
4. Isaac Haman Gorverneur.

THE PEOPLE OF THE STATE
OF NEW YORK

against

SAMUEL MURGATROYDT, *and* }
SUSAN, *his wife*, JULIANA }
MATILDA GOVERNEUR,
ALIDA GOVERNEUR, *and*
ISAAC HARMAN GOVERNEUR.

In Chancery.

1805—Dec. 14. Decree of foreclosure and sale entered at Albany.

PIERRE C. VAN WYCK,
Master in Chancery,
to
JOHN LAWRENCE.

DEED.

Dated 6 March, 1806.
Ack. 14 April, 1806.
Rec. 24 June, 1811.
94 Conveyances. 32.
Consideration \$30,000.

RECITES the mortgage by Dickson & Stockholm to Gerard Bancker above set forth, adding after the description of the premises in the recited mortgage, the following words : “ which said tract of land formerly belonged to John Devooe, and was by him devised to his daughter Affie, the wife of John Court-right, by his last will and testament, dated the 20th day of June, 1778.”

CONVEYS said mortgaged premises.

DEED.

JOHN LAWRENCE,
and PATIENCE, his wife,
to
RICHARD RIKER.

Dated 20 March, 1807.
Act 20 March, 1807.
Rec. 24 June, 1811.
94. Conveyances., 35.
Consideration \$1.

RECITES seisin of John Lawrence of the above tract, but that

Richard Riker and John Tom are therein entitled to an equal share each, and that the parties have agreed upon a division and partition; and that on such partition the lots on a map annexed, numbered 1, 4, 6, 7, 8, 13, 14, 23, 24, 29, 30 were set apart to Richard Riker; and the lots on said map numbered 3, 11, 12, 17, 18, 19, 20, 25, 26, 31, 33, were set apart to John Lawrence, and the lots on said map numbered 2, 5, 9, 10, 15, 16, 21, 22, 27, 28, 32, were set apart to John Tom, and that a road of thirty feet in width had been laid out from lot number two to the commons, and also a road of like width extending along the rear of said lot number two, and also along the northwesterly side of lots eighteen and nineteen for the use of parties to this deed, and of all persons deriving title from them, forever.

CONVEYS to Richard Riker the lots set apart to him.

JOHN LAWRENCE, <i>and PATIENCE, his wife,</i> <i>to</i> JOHN TOM.	DEED, <hr/> Dated 20 March, 1807. Act 20 March, 1807. Rec. 13 June, 1807. 76 Conveyances, 460. Consideration \$1.
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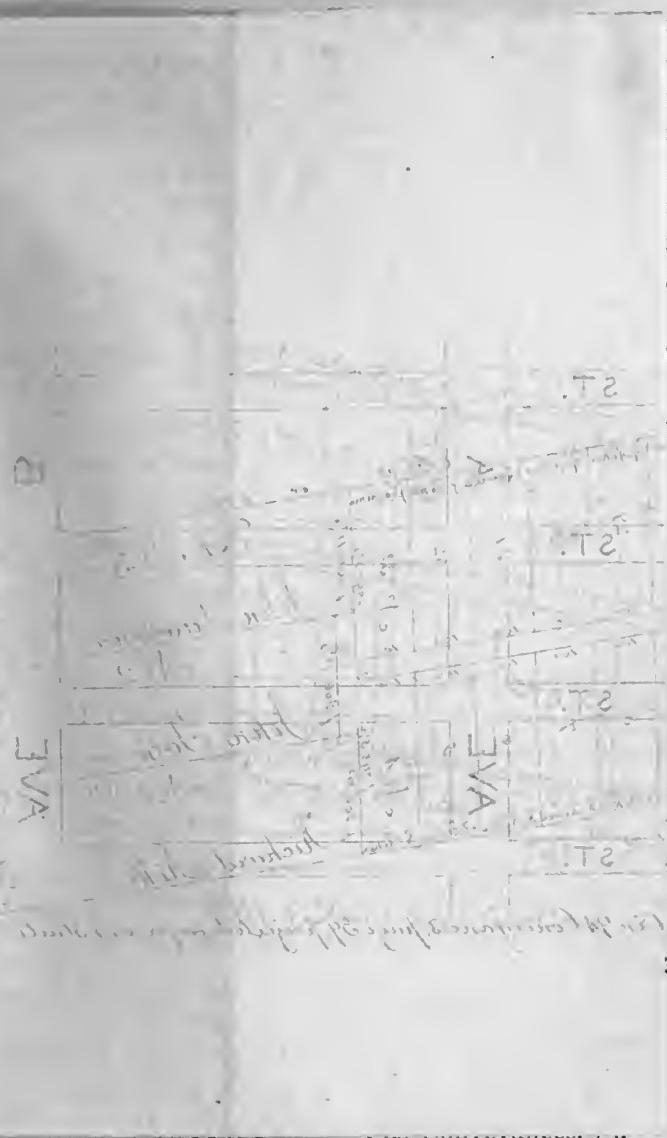
Contains same recitals as deed next above set forth and CONVEYS to John Tom the lots so recited as having been set apart to him.

John Lawrence being vested with the legal estate, no deed appears to have been made to him by his cotenants in equity.

John Tom's share became vested in John Lawrence, as follows:

<i>Last Will and Testament</i> <i>of</i> JOHN TOM.	<hr/> Dated—March 1807. Proved 13 June, 1807. 47 Wills 37.
--	--

“Second, that my real property at Greenwich adjoining to Isaac Moses, my corporation lot adjoining Embury, the property



JOHN LAWRENCE, } Conveyance, 1850.
} Consideration \$1.

RELEASES right of dower in same premises.

Lawrence and Riker purchased property of the city adja-

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"Second, that my real property at Greenwich adjoining to Isaac Moses, my corporation lot adjoining Embury, the property

at Hellgate adjoining John Lawrence and R. Riker, and all the real property belonging to Hoyt & Tom may be sold at the discretion of my executors, and with as little delay as possible; these lands and lots are more particularly described in Schedule A, hereunto annexed." Gives all his estate, real and personal, subject to certain provisions for his wife and other legacies, to his daughter Anna Riker Tom, and provides that the same shall be shared by any after born child his wife may have by him, with certain limitations over in case of default of issue. Appoints Thomas Franklin, Richard Riker, and Goold Hoyt his executors.

Letters testamentary were granted to all three executors on 13 June, 1807, see Liber 47, Wills 40.

THOMAS FRANKLIN, GOOLD HOYT, and RICHARD RIKER, <i>executors of JOHN TOM,</i> to JOHN LAWRENCE.	DEED. <hr/> Dated 21 July, 1807. Proved 31 Aug., 1807. Rec. 6 July, 1811. 94 Conveyances. 72. Consideration \$8,600.
---	--

RECITES will of John Tom and CONVEYS all those certain lots, pieces or parcels of land, situate, lying and being in the Ninth Ward of the City of New York aforesaid, and known and distinguished on the map hereunto annexed by lots Nos. 2, 5, 9, 10, 15, 16, 21, 22, 27, 28, 32.

RELEASE OF DOWER

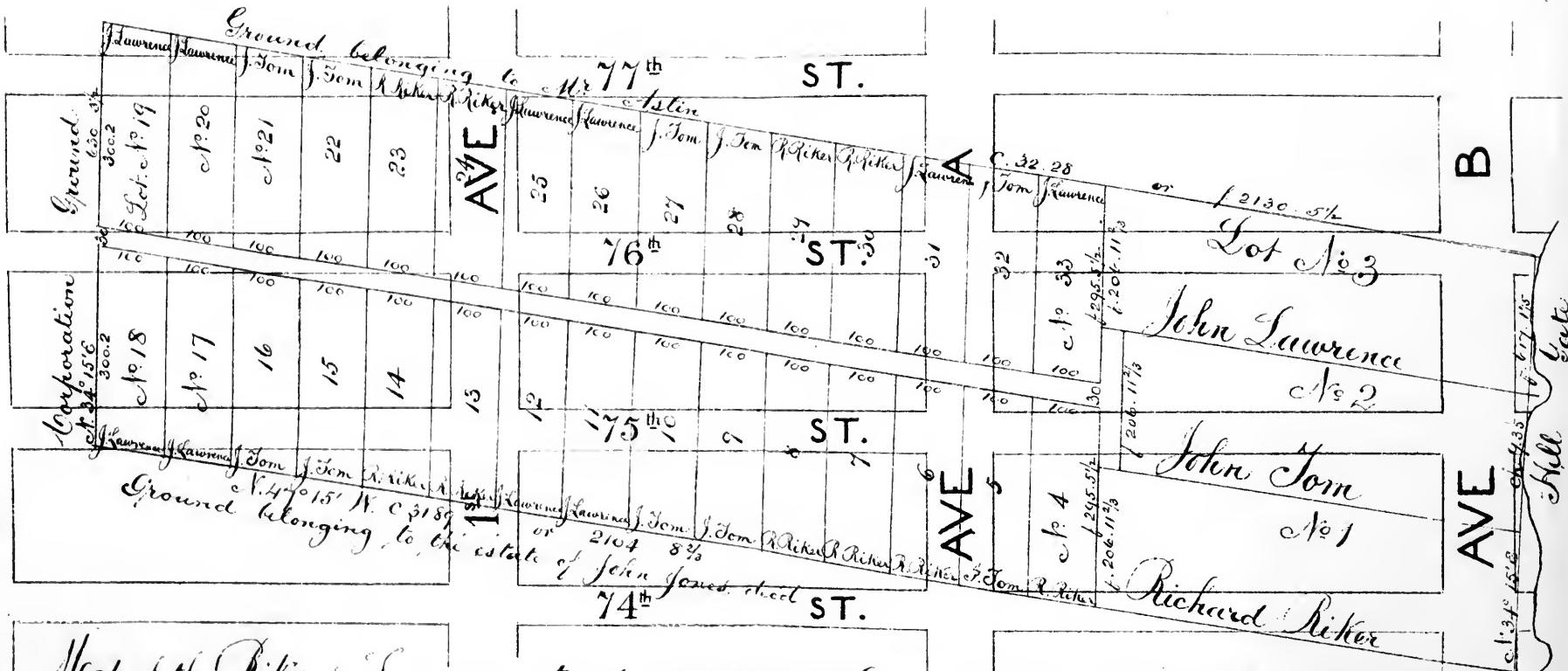
JANE TOM, <i>widow of JOHN TOM,</i> to JOHN LAWRENCE,	<hr/> Dated 21 July, 1807. Proved 31 Aug., 1807. Rec. 6 July, 1811. 94 Conveyances. 73. Consideration \$1.
--	--

RELEASES right of dower in same premises.

Lawrence and Riker purchased property of the city adja-

AVE.

二



~~letter~~
Map of the Riker & Lawrence tract recorded in 94 Conveyances, page 39, projected on present streets

cent to the above described premises which was conveyed to them by the following deed :

<i>The Mayor, Aldermen and Commonalty of the City of New York</i> to JOHN LAWRENCE and RICHARD RIKER.	DEED. <hr/> Dated 14th Aug., 1809. Proved 29th Nov. 1809. Rec. 24th June, 1811. 94 Conveyances, 39. Consideration, \$1,514.43.
--	--

CONVEYS all that certain lot or piece o' land laying and being in the Ninth Ward of the said City, parcel of the Common Lands of the said parties of the first part, and described in the survey and map or chart of the said Common Lands, filed in the Office of the Clerk of the said City by number two hundred and five, bounded as follows : On the North by a road or street of sixty feet in width, which divides the said lot 205 from lot number 204 ; on the East by other ground belonging to the said parties of the second part ; on the South by land belonging to the estate of John Jones, deceased, and on the West by Hearlem avenue, containing three acres, three rods, six perches and one hundred and three square feet, agreeably to a map or survey thereof by Charles Loss, City Surveyor, and dated the 4th instant, and hereunto annexed.

JOHN LAWRENCE and PATIENCE, his wife, with RICHARD RIKER and JENNET, his wife.	PARTITION DEED. <hr/> Dated 21st June, 1811. Ack. 21st June, 1811. Rec. 24th June, 1811. 94 Conveyances, 41. Consideration, \$1.
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RECITES that John Lawrence is seised of two-thirds and Richard Riker is seised of one-third of "all that tract, piece or parcel of land, with all the houses and buildings thereon on

the Island of New York, and in the Ninth Ward thereof, bounded as follows: On the Southwesterly side by land formerly belonging to the heirs of David Provoost, deceased, now belonging to the heirs of John Jones, deceased; on the North-easterly side partly by land formerly belonging to Doctor Baker and now in the possession of John Astin, and partly by land belonging to the said John Lawrence and Richard Riker, and hereinafter described; on the Northwesterly side by land late belonging to the corporation of the City of New York, and now belonging partly to John Wilkes and partly to the said John Lawrence and Richard Riker, and which is divided by a stone fence, and Southeasterly by the East River; the courses and distances of which are as follows: Beginning at the bank of the River adjoining the said land belonging to the heirs of the said John Jones, deceased, and running thence North 47 deg. 15 min. West 31 chains and 89 links, then North 34 deg. 15 min. East 9 chains and 55 links, thence South 47 deg. 15 min. East 32 chains and 28 links, and thence South 34 deg. 15 min. West 9 chains and 35 links to the place of beginning. Containing, according to a survey made thereof by Samuel Stilwell and Charles Loss, City Surveyors, twenty-nine acres, three roods and thirty-one perches, as appears by a map of said land, a copy of which is hereunto annexed."

RECITES further, that John Lawrence is seised of two equal undivided third parts and Richard Riker of one equal undivided third part of "all that tract, piece or parcel of land, also in the Ninth Ward of the said City, bounded as follows: Southeasterly by land at present in the possession of the said John Astin; Northwesterly by land belonging to the corporation of New York; Northeasterly by land also in the possession of the said John Astin, and Southwesterly by a part of the premises before described; the courses and distances of which are as follows: Beginning at the Northerly corner of the premises before described, and running thence North 33 deg.

45 min. East 4 chains 68 links, then North 19 deg. West 5 chains and 80 links, then South 57 deg. East 5 chains and 90 links, then South 27 deg. West 8 chains and 65 links, and then North 47 deg. West 2 chains and 28 links to the place of beginning. Containing, according to a survey also made by Samuel Stilwell and Charles Loss, two acres, one rood and five perches, as will also appear by the aforesaid map."

RECITES further, that John Lawrence and Richard Riker is each seised of an equal undivided half part of "all that certain tract, piece or parcel of land, also situate, laying and being in the said Ninth Ward of the said City, parcel of the Common Lands of the Corporation of the City of New York and described in the survey and map or chart of the said Common Lands, filed in the Office of the Clerk of the said City, by number two hundred and five, bounded as follows: On the North by a road or street, of sixty feet in width, which divides the said lot number 205 from lot number 204; on the East by land belonging to John Lawrence and Richard Riker; on the South by land also belonging to the said heirs of John Jones, deceased, and on the West by Haerlem Avenue; the courses and distances of which are as follows: Beginning at the Southwest corner of the tract of land first above described adjoining the stone fence, and running thence South 56 deg. West 836 feet to the Haerlem Avenue, then along the Haerlem Avenue North 34 deg. East 197 feet, then South 56 deg. East 840 feet, and then South 34 deg. 15 min. West 197 feet to the place of beginning. Containing three acres, three rods, six perches, and one hundred and three square feet, agreeably to a map or survey thereof also made by the said Charles Loss, as will also appear by the aforesaid map."

RECITES further, that the following division has been agreed upon as respects the piece of twenty-nine acres, viz.: "The same shall be divided by a straight line, beginning at the East River, at that point from the land of the heirs of John Jones,

deceased, which will include exactly one-third of the whole width of the said premises, along the said river, and running thence from the said river in a straight line to the stone fence aforesaid to a point from the land of the heirs of the aforesaid John Jones, deceased, which will include exactly one-third of the whole width of the said premises along the stone fence, so that the said John Lawrence shall take and hold exactly two-third parts in width, and said Richard Riker one-third part in width of the whole premises, the said John Lawrence to take and hold the two-third parts North of the said line, and the said Richard Riker the one-third part South of the said line." That a road extending from said stone fence to near the head of the arch shall be laid out so as to be twelve and a-half feet on the land of each, which road is to continue till streets are opened.

That the following division has been agreed upon as respecting the price of two acres, one rood and five perches, viz.: "A line shall be run at right angles with the Haerlem Avenue through the said last mentioned tract, so as to leave two-third parts of the whole piece on the South of the said line, and one-third part of the whole piece on the North of the said line," and that John Lawrence is to take the Southerly two-third parts and Richard Riker the Northerly one-third part.

That the following division has been agreed upon in respect to lot 205 of the common lands, viz: "The same shall be divided by a straight line, beginning at that point which is exactly at an equal distance between the stone fence before mentioned and the Haerlem avenue, and running such straight line from the said street of sixty feet, which bounds the said lot on the North, as before described, to the land of the heirs of the said John Jones, deceased, so as to divide the whole lot into two equal parts; and that the said John Lawrence is to take the North-westerly part, and the said Richard Riker the Southeasterly half.

That an arch of stone has been erected at considerable expense, to let the water flow from the lands above described into the East River, and that an agreement had been entered into that the same should always be left open, and never be obstructed by either party, their heirs or assigns.

Each party conveys to the other the part allotted as above, together with the free use of the road therein mentioned, which is to continue till the streets are opened by law, and also the right to the free and uninterrupted passage of the water through and under the said arch.

The above deed describes the tract in question as containing twenty-nine acres, three rods, twenty-one perches. This further increase appears to have been taken, this time, along the Westerly boundary. The depth of the premises is described in the patent and deeds thereunder, until the deed last above set forth as 120 rods, *i. e.* 30 chains. This last deed, however, describes the tract as 31 chains and 29 links in depth on the Southerly side, and 32 chains and 28 links on the Northerly side. The true Westerly line of the patent is shown on Map of the patents ante page 3. The line there shown agrees with the Easterly boundary line of the Commons laid down on the Map attached to deed from City, recorded in Liber 330 Conveyances, 350, and with that described in a deed from the City, recorded in 587 Conveyances, 612. See also, 482 Conveyances, 207. The title to this extension of the Westerly boundary seems to rest upon the possession, evidenced by the stone wall described in the above deed as standing on that claimed boundary line.

The piece of land secondly described in the above deed is shown on the said map of the patents, ante page 3, by dotted lines. It includes part of the Harlem Commons, and so much of the New York Commons as would have been taken by Doctor Baker, had he maintained a Westerly encroachment similar to that of the parties to the above deed. As the Com-

mon Lands are not within the scope of the present volume, it will be unnecessary to consider further this second piece.

The avenues laid down on the map attached to this deed do not correspond with the present avenues. The Westerly avenue shown on said map must have been distant over 800 feet East of Harlem or Third Avenue, as lot number 205 of the Common Lands extends according to the description about 836 feet East of Third Avenue, and the Easterly line of said lot is shown on said map as running in said Westerly Avenue. This Avenue cannot therefore correspond with the Second Avenue, as there is but 610 feet between Second and Third Avenues.

TITLE TO PORTION SET APART TO JOHN LAWRENCE.

*Last Will and Testament
of
JOHN LAWRENCE.*

Dated 22 Aug., 1817.
Proved 14 April, 1835.
65 Wills, 461.

After giving his wife his plate and household furniture, he provides as follows: "All the rest, residue and remainder of my estate, real and personal, I give, devise and bequeath to my said wife, and to my children, namely, Madison, Samuel, Louisa, Jane, Julia, Patience and John, and to their heirs and assigns forever, share and share alike; that is to say; my wife Patience to have a child's portion, and until my youngest child arrives to the age of twentyone years, when I direct my estate to be divided, and not before. * * * When my youngest child arrives at the age of twenty-one years, I do order and direct my executors to divide all my real and personal estate not already disposed of among my said wife and children, equally share and share alike, that is my said wife

shall have a child's portion equally with any one child, and her share shall be free from the control of any future husband, and held by my executors if required by her subject to her sole and absolute control and disposition. And I do hereby declare that the before-mentioned devises to my wife are in lieu and bar of all right of dower. And I do further order and direct that if any of my said children die under lawful age, leaving lawful issue, such issue shall stand in the place of his or her parent, and take what the parent would have taken if such parent had lived." Appoints Patience Lawrence Executrix, and Isaac Lawrence, Richard Riker and John L. Riker, his executors, and gives them power to sell and convey his real estate.

BENJAMIN F. LEE and JANE R.,
his Wife,
to
 PATIENCE LAWRENCE, ISAAC
 LAWRENCE, RICHARD RIKER
and JOHN L. RIKER, Execu-
tors of JOHN LAWRENCE.

DEED OF TRUST.

Dated May 9, 1833.
 Ack. 17 & 18 May, 1837.
 Rec. 19 May, 1837.
 376 Conveyances, 362.
 Consideration, \$1.

Recites will of John Lawrence, and authorizes his said Executors to retain in their hands all and singular such part and share of the real and personal estate of the said John Lawrence, deceased, as the said Jane was or may be entitled unto either under the said will, or by representation or succession, and conveys upon the trust hereinafter declared all such right, estate, title, interest, claim and demand as the said Benjamin F. Lee, and Jane, his wife, or either of them can, could, may or shall claim into or unto all, and any part of the real and personal estate aforesaid. In trust to receive rents and profits, and pay them to Jane, to her sole and separate use for life, and on her death to account to and pay over all said property to such person as said Jane shall by her will direct, and in default of

any appointment to her legal representatives. "And upon trust also that in case she shall direct any sale or other disposition of the capital or principal of the said property during marriage, the same shall be conformed to by them."

The devisees of John Lawrence caused a map to be filed in case 613, dividing this tract into city lots, for the purpose of a partition. This map still further extends the Westerly boundary some ten feet or so. The grantees of the City seem to have acquiesced in this encroachment, as appears from their map filed in case 619.

In 386 Conveyances, 477, an agreement is recorded that the road mentioned in 94 Conveyances, 41, shall remain open until Seventy-sixth Street be opened.

MADISON LAWRENCE, *of 1st part*, SAMUEL R. LAWRENCE, *of 2d part*, JOHN CAMPBELL and LOUISA A., *his wife*, *of 3d part*, BENJAMIN F. LEE and JANE R., *his wife*, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER, and JOHN L. RIKER, Trustees of JANE R. LEE, *of 4th part*, JOHN P. SMITH, and JULIA, *his wife*, *of 5th part*, TIMOTHY G. CHURCHILL and PATIENCE, *his wife*, *of 6th part*, JOHN LAWRENCE, *of 7th part*,
to
PATIENCE LAWRENCE, *of 8th part.*

DEED.

Dated 7 March, 1838.
Acknowledged 7 March
and 9 and 18 June,
1838.
Recorded 19 June, 1838.
386 Conveyances, 480.
Consideration, \$1.

CONVEYS parcel one, including lots 1, 2, 10 to 26, both inclusive—42 to 54, both inclusive—59, 60, 285, 286, 301, 294, 313.

PATIENCE LAWRENCE, *of 1st part*, SAMUEL R. LAWRENCE, *of 2d part*, JOHN CAMPBELL and LOUISA A., *his wife*, *of 3d part*, BENJAMIN F. LEE and JANE R., *his wife*, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER, and JOHN L. RIKER, Trustees of JANE R. LEE, *of 4th part*, JOHN P. SMITH and JULIA, *his wife*, *of 5th part*, TIMOTHY G. CHURCHILL and PATIENCE, *his wife*, *of 6th part*, JOHN LAWRENCE, *of 7th part*,

to

MADISON LAWRENCE, *of 8th part.*

DEED.

Dated 7 March, 1838.
Acknowledged 7 March
and 9 and 18 June,
1838.
Recorded 19 June, 1838.
386 Conveyances, 482.
Consideration, \$1.

CONVEYS parcel five, including lots 117 to 127, both inclusive—137 to 147, both inclusive—164 to 173, both inclusive—186 to 195, both inclusive—279, 280, 307, 295, 314.

PATIENCE LAWRENCE, *of 1st part*, MADISON LAWRENCE, *of 2d part*, JOHN CAMPBELL and LOUISA A., *his wife*, *of 3d part*, BENJAMIN F. LEE and JANE R., *his wife*, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER and JOHN L. RIKER, Trustees of

DEED.

Dated 7 March, 1838.
Acknowledged 7 March

JANE R. LEE, *of 4th part,*
 JOHN P. SMITH and JULIA,
his wife, of 5th part, TIMOTHY
 G. CHURCHILL and PATIENCE,
his wife, of 6th part, JOHN
 LAWRENCE, *of 7th part,*
 to
 and 9 and 18 June,
 1838.
 Recorded 19 June, 1838.
 386 Conveyances, 484.
 Consideration, \$1.

SAMUEL R. LAWRENCE, *of 8th
 part.*

CONVEYS parcel three, including lots 27 to 41, both inclusive—80 to 97, both inclusive—284, 302, 303, 293, 312.

PATIENCE LAWRENCE, *of 1st
 part,* MADISON LAWRENCE,
of 2d part, SAMUEL R. LAW-
 RENCE, *of 3d part,* JOHN
 CAMPBELL and LOUISA A.,
his wife, of 4th part, JOHN P.
 SMITH and JULIA, *his wife,*
of 5th part, TIMOTHY G.
 CHURCHILL and PATIENCE,
his wife, of 6th part, JOHN
 LAWRENCE, *of 7th part,*
 to

PATIENCE LAWRENCE, ISAAC
 LAWRENCE, RICHARD RIKER,
*and JOHN L. RIKER, trustees
 of JANE R. LEE, of 8th part.*

DEED.

Dated 7 March, 1838.
 Ack. 7 March and 9 and
 18 June, 1838.
 Rec. 19 June, 1838.
 386 Conveyances, 488.
 Consideration \$1.

CONVEYS parcel six, including lots 128 to 136, both inclusive—174 to 185, both inclusive—288, 289, 298, 292, 311

PATIENCE LAWRENCE, *of 1st part*, MADISON LAWRENCE, *of 2d part*, SAMUEL R. LAWRENCE, *of 3d part*, JOHN CAMPBELL and LOUISA A., *his wife, of 4th part*, BENJAMIN F. LEE and JANE R., *his wife, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER and JOHN L. RIKER, Trustees of JANE R. LEE, of 5th part, TIMOTHY G. CHURCHILL and PATIENCE, his wife, of 6th part, JOHN LAWRENCE, of 7th part,*

to

JULIA SMITH, *wife of JOHN P. SMITH, of 8th part.*

DEED.

Dated 7th March, 1838.
Proved 21 May, 1838.
Ack. 9 and 14 June,
1838.
Rec. 19 June, 1838.
386 Conveyances., 490.
Consideration \$1.

CONVEYS parcel two, including lots 3 to 9, both inclusive—55 to 58, both inclusive—61 to 79, both inclusive—98 to 108 both inclusive—281, 305, 306, 291, 310.

PATIENCE LAWRENCE, *of 1st part*, MADISON LAWRENCE, *of 2d part*, SAMUEL R. LAWRENCE, *of 3d part*, JOHN CAMPBELL and LOUISA A., *his wife, of 4th part*, BENJAMIN F. LEE and JANE R., *his wife, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER and JOHN L. RIKER,*

DEED.

Dated 7 March, 1838.
Ack. 7 March, and 9 and
18 June, 1838.

Trustees of JANE R. LEE, of 5th part, JOHN P. SMITH and JULIA, his wife, of 6th part, TIMOTHY G. CHURCHILL and PATIENCE, his wife, of 7th part,
to
JOHN LAWRENCE, of 8th part.

Rec. 19 June, 1838.
 386 Conveyances, 492.
 Consideration \$1.

CONVEYS parcel four, including lots 109 to 116, both inclusive—148 to 163, both inclusive—196 to 200, both inclusive—282, 283, 304, 296, 315.

PATIENCE LAWRENCE, of 1st part, MADISON LAWRENCE, of 2d part, SAMUEL R. LAWRENCE, of 3d part, BENJAMIN F. LEE and JANE R., his wife, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER, and JOHN L. RIKER, Trustees of JANE R. LEE, of 4th part, JOHN P. SMITH and JULIA, his wife, of 5th part, TIMOTHY G. CHURCHILL and PATIENCE, his wife, of 6th part, JOHN LAWRENCE, of 7th part,
to

LOUISA A. CAMPBELL, wife of JOHN CAMPBELL, of 8th part.

DEED.

Dated 7 March, 1838.
 Ack. 7 March, and 9 and
 18 June, 1838.
 Rec. 19 June, 1838.
 386 Conveyances, 495.
 Consideration \$1.

CONVEYS parcel eight, including lots 212 to 234, both inclusive—255 to 276, both inclusive—278, 308, 309, 297, 316.

PATIENCE LAWRENCE, *of 1st part*, MADISON LAWRENCE, *of 2d part*, SAMUEL R. LAWRENCE, *of 3d part*, JOHN CAMPBELL and LOUISA A. *his wife*, *of 4th part*, BENJAMIN F. LEE and JANE R., *his wife*, PATIENCE LAWRENCE, ISAAC LAWRENCE, RICHARD RIKER, and JOHN L. RIKER, *Trustees of* JANE R. LEE, *of 5th part*, JOHN P. SMITH and JULIA, *his wife*, *of 6th part*, JOHN LAWRENCE, *of 7th part*,

to

PATIENCE CHURCHILL, *wife of TIMOTHY G. CHURCHILL, of 8th part.*

DEED.

Dated 7 March, 1838.
Ack. 7 March and 9
and 18 June, 1838.
Rec. 19 June, 1838.
386 Conveyances, 497.
Consideration \$1.

CONVEYS parcel seven, including lots 201 to 211, both inclusive—235 to 254, both inclusive—277, 287, 299, 300, 290, 317.

The above conveyances are all made subject to the use of the lane, from Third Avenue to the East River, as reserved in the partition deed between Richard Riker and John Lawrence, recorded in 94 Conveyances, page 41.

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THE NEW YORK PROTESTANT EPISCOPAL PUBLIC SCHOOL TRACT.

The title to this tract is derived from two patents. The Northerly and main portion of this tract is included in the patent to Jacob Young, and the Southerly portion, consisting of fourteen acres, is part of the patent to Abraham Shotwell. For location of these patents see map ante page 3. We will first trace title to the Northerly portion of the tract.

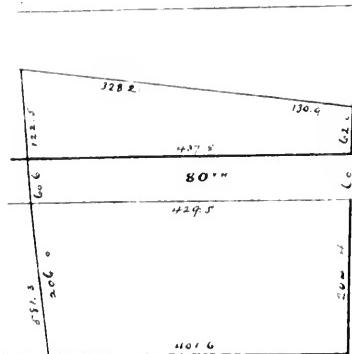
PATENT.

SIR EDMUND ANDROS,
Governor, etc.,
to
JACOB YOUNG.

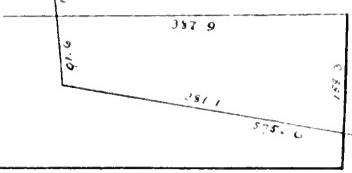
Dated 1 May, 1677.
Recorded in Secretary
of State's Office at
Albany.
4 Patents, 124.

“ WHEREAS there is a certaine piece of land upon this Island Manhattans which, by vertue of my warrant, hath been laid out for Jacob Young, being in breadth by ye river side forty and three rodds, bounded to the Northeast by ye Commons in

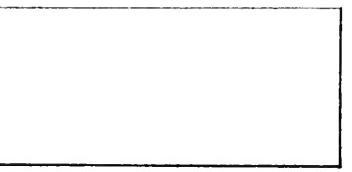
81st



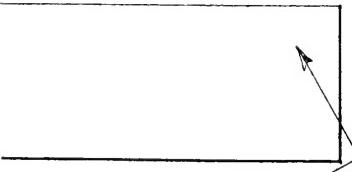
79th



78th

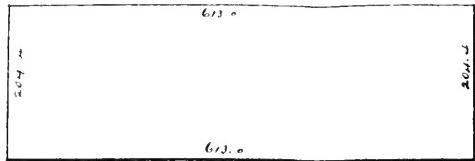


77th



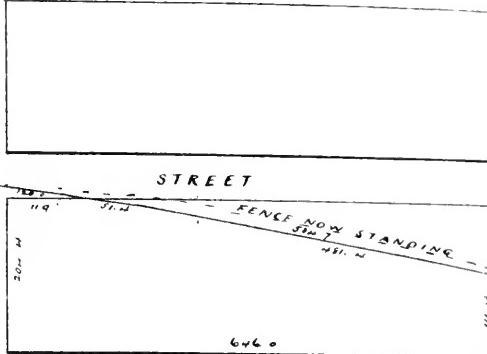
76th

AVENUE



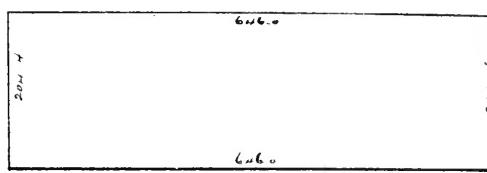
A

STREET

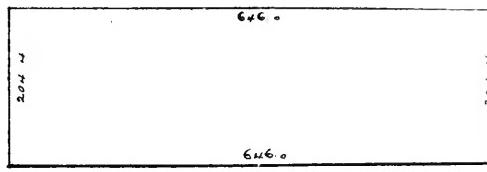


B

STREET

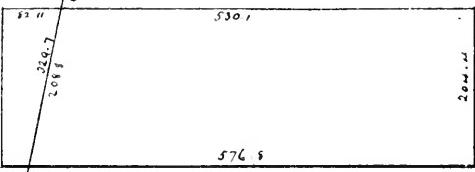


STREET



STREET

1st



AVENUE

AVENUE



NEW YORK SEPT 8th 1856

SURVEYED

Edwin Smith
City Surveyor

Copied from Map of the New York Protestant Episcopal Public School Tract, in Liber 713 Conveyances 512 N.Y. Register Office

a certaine run of water, ranging thence Northwest into ye woods one hundred and twenty rod, and being bounded to ye Southwest by ye land of George Elphinstone. Containing in all thirty-two acres and one-quarter, as by retурne of the survey, under ye hand of ye surveyor, doth and may appeare."

CONVEYS said premises to the patentee, reserving a quitt rent of "halfe a bushell of good winter wheate, to be paid in New Yorke."

MORTGAGE.

JACOB YOUNG
to
ISAACK DESCHAMP.

To secure £20.
Dated 8 June, 1683.
Recorded 3 July, 1683,
in Secretary of State's
Office at Albany.
9 Deeds, 30.

COVERS same premises by same description.

JACOB YOUNG,
to
WILLIAM HOLMES.

DEED.
—
Dated 27 Sept., 1683.
Recited in the follow-
ing deed.

CONVEYS all the premises included in said patent.

Last Will and Testament
of
WILLIAM HOLMES.

Dated 18 Sept., 1705.
Recited in 18 Deeds,
360, at Albany.

DEVISES said tract to his wife Elizabeth during her life, and after her death devises one-half the remainder in fee to his son, George Holmes, and the remaining half to his four daughters, Brachie, Jenneka, Judith and Priscilla, equally to be divided between them, as tenants in common.

Brachie and Priscilla, two of said daughters, died without issue, and intestate, whereby their share became vested in their brother, George Holmes, their heir at law.

JENNEKA HOLMES
to
 GEORGE HOLMES. } DEED.

 Dated 29 Dec., 1746.
 Recited in 18 Deeds,
 360, at Albany.

CONVEYS all her share and interest in same premises.

Thus George Holmes became seised of seven-eighths of the premises included in said patent. There appears to have been an actual partition between him and the owner or owners of the remaining one-eighth, whereby he became seised in severalty of the Northerly seven-eighths of the farm.

Last Will and Testament
of
 GEORGE HOLMES. } DATED 13 Sept., 1743.

 Recited in the follow-
 ing deed.

DEVISES all his estate, real and personal, to his wife, Jenneka Holmes, in fee.

Jenneka Holmes, the above named devisee, died leaving her surviving Cornelia Holmes, her only child and heir at law.

PETER ANDERSON and CORNE-
 LIA, *his wife, (late CORNELIA*
HOLMES)
to
 ABRAHAM LEFFERTS. } DEED.

 Dated 13 March, 1756.
 Ack. 30 March, 1756.
 Rec. 14 Nov., 1770, in
 Secretary's Office at
 Albany.
 18 Deeds, 360.
 Consideration, £410.

CONVEYS all that the messuage or dwelling-house and parcel of land of them, the said Peter Anderson and Cornelia, his wife, whereon they now live, being a part of the said whole piece of land in the said outward which was patented to Jacob Young, and by him sold to William Holmes, as aforesaid, as

the same is now within fence, and in the tenure possession and occupation of the said Peter Anderson and Cornelia, his wife, and the same is bounded North by the land of Nathaniel Marston, Easterly by the East River of this City, Southerly by the land of Johannes De Voor, Jr., and Westerly by the Commons of the said City.

As appears from recitals in the following deed, Abraham Lefferts devised the premises conveyed to him by the previous deed to his son Dirck Lefferts and his daughter Elizabeth Clopper. This will does not appear to have been proved in New York County.

DEED.

PETER CLOPPER and ELIZA- BETH, <i>his wife</i> , <i>to</i> DIRCK LEFFERTS.	Dated 16 May, 1769. Ack. 2 July, 1769. Rec. 14 Nov., 1770, in Secretary of State's Office, at Albany. 18 Deeds, 363. Consideration, £1,400.
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CONVEYS one moiety or equal undivided half part of same premises. "The whole of which said message or dwelling house and parcel of land was purchased by Abraham Lefferts, deceased, father of the said Dirck Lefferts and Elizabeth Clopper, of Peter Anderson and Cornelia, his wife, and by the last will of the said Abraham Lefferts, devised to them, the said Dirck Lefferts and Elizabeth Clopper."

DEED.

DIRCK LEFFERTS, <i>to</i> MARY ELLIS.	Dated 25 June, 1788. Not recorded, but see Purchase money mortgage, registered in 5 Mortgages, 63.
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CONVEYS all that certain dwelling house and tract, piece or parcel of land, situate, lying and being in the Outward of the

City of New York. Beginning on the Westerly side of the East River, at a blue rock marked with a round hole near the top, standing on the Westerly side of the small brook or run of water running into the said river, on the Southwesterly side of Thomas Marston's still house, being the Southwesterly corner of the land belonging to said Marston, and runs from the said rock along the Southwesterly bounds of the land of the said Thomas Marston, nearly along the middle of the lane, which is the division line between the land of the said Thomas Marston and the land hereby intended to be conveyed, and runs the following courses, viz.: North, forty-six degrees and forty-five minutes West eight chains, thence North, forty-nine degrees and forty-five minutes West, nine chains, thence North, forty-eight degrees and forty-five minutes West, eight chains, and from thence North, forty-nine degrees and forty-five minutes West, five chains to the Commons, thence along the same South, twenty-seven degrees West, nine chains and forty-seven links, thence South, forty-eight degrees and fifteen minutes, East thirty chains to the East River aforesaid, and from thence Northeasterly along the same as it now runs to the place of beginning. Containing twenty-eight acres of land.

DEED.

MARY ELLIS,
to
JOHN BAKER.

Dated 1 May, 1791.
Ack. 21 May, 1791.
Rec. 21 June, 1791.
46 Conveyances, 485.
Consideration £3,600.

CONVEYS, with other property, same premises by same description.

The residue of this tract, which residue consisted of eighteen acres, became vested in John Baker as follows:

As hereinbefore stated, ante page 32, the undivided one-

eighth part of the lands included in the patent above described had become vested in Judith Holmes. A partition was made by which her one-eighth of the thirty-two acres conveyed by the patent, was set apart to her in severalty in a strip of four acres, extending along the Southerly end of the patented premises. Said strip of four acres became vested in John Devore, Junior, prior to March, 1756. For location of this piece, see Map of Patents ante page 3.

MORTGAGE.

JOHN DEVORE, JR.,	} TO SECURE £300. Dated 16 Feb., 1774. Ack. 16 Feb., 1774. Reg. 17 Feb., 1774. 3 Mortgages, 129.
<i>to</i>	
DAVID PROVOOST.	

COVERS all that messuage or tenement and lot of land situate, lying and being in the Outward of the said City of New York, being the eighth part of a lot of land formerly granted unto Jacob Young, and lately belonging unto William Holmes, but now in the tenure and occupation of the said John Devore, Junior, being butted and bounded on the Northeast by the land formerly belonging to George Holmes, but now in the possession of Dirk Lefferts, on the Southwest by the land of the said John Devore, Senior, on the Northwest by the Commons, and on the Southeast by the East River, as the said lot was formerly surveyed and laid out by Edward Blagge, Esq., deceased, and contains four acres, be the same more or less.

In addition to the four acres above described, the remaining fourteen acres of the tract in question subsequently became vested also in John Devore, Jr. This strip of fourteen acres was part of the patent next hereinafter set forth. For location of this piece see Map of Patents ante page 3.

This patent was surveyed originally for George Elphenstone. (See Liber 1 Land Papers, page 110, in Secretary of State's office at Albany.) He transferred his right to receive the patent to Abraham Shotwell. (See Liber 6 Deeds, page 55, in Secretary of State's office at Albany.)

PATENT.

SIR EDMUND ANDROS, <i>Governor, etc.,</i> <i>to</i> ABRAHAM SHOTWELL.	Dated 29th Sept., 1677, Recorded in Secretary of State's Office at Albany. 4 Patents, 127.
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"Whereas there is a certayne piece of land upon this Island Manhattans on ye Southeast side thereof, ye which, by virtue of my warrant, hath been layed out for Abraham Shotwell, beginning at a certain mark't tree and running in breadth Northeast from ye land of John Basset to ye land of Jacob Young, fifty-one rodd, including ye run of water, formerly called ye saw mill creeke, where now a water mill is set, together with ye pond, ranging into ye woods one hundred and twenty rodd, being bounded to ye Southwest by ye land of John Bassett, and to ye Northeast by ye land of Jacob Young, and contains in all thirty-eight acres and a-quarter as by ye return of ye surveyor may and doth appeare."

CONVEYS said premises to the patentee, reserving a "quitt rent of halfe a bushell of good winter wheate."

DEED.

ABRAHAM SHOTWELL <i>to</i> JOHN ROBINSON.	Dated 6 Nov., 1678. Recorded in Secretary of State's Office at Albany. 5 Deeds, 208.
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CONVEYS same premises.

DEED.

JOHN ROBINSON
to
JOHN LEWIN and
ROBERT WOOLLEY.

Dated 1 Jan., 1679.
Proved 8 Dec., 1682.
Rec. 10 Dec., 1682.
6 Deeds, 413, at Albany.
Consideration, £60.

CONVEYS undivided half of same premises.

This moiety of said patent appears to have become vested in Charles Woolley.

DEED.

CHARLES WOOLLEY
to
CHRISTOPHER ROUSBY.

Dated 1 Feb., 1703.
Not recorded but re-
cited in Liber 26
Conveyances, 130.

CONVEYS the undivided half of same premises.

The other moiety of said premises became vested in Christopher Rousby as follows :

DEED.

JOHN ROBINSON
and
GREETJE, his wife,
to
WILLIAM COX.

Dated 12 Feb., 1683.
Ack. 26 and 29 March,
1684.
Rec. 8 April, 1684.
9 Deeds, 3, at Albany.
Consideration, £160.

CONVEYS the undivided half of same premises.

*Last Will and Testament
of
WILLIAM COX.*

Dated 15 July, 1689.
Proved 9 Aug., 1689.
4 Wills, 53.

" Item : I give and bequeath unto my loving wife, Sarah Cox,

which house she pleaseth to have, and to her heirs forever. Item: I give and bequeath unto Samuel Bradley, my brother-in-law, my other house, which I bought of Mr. John Robinson, or this house, which I now live in, to him and his heirs forever; my wife taking her first choice of which house she pleaseth, and God sending my said brother-in-law an heir, that he call his name Cox Bradley and his children after him the same name. Item: I give and bequeath unto Henry Bradley all my right and title I have to a piece of land at the mill, with all things thereon. * * * * All that shall be left after my debts and funeral expenses shall be paid, and those legacies given and satisfied, I give unto my loving wife and brother Samuel Bradley, to be equally divided between them. Item: I will, that in case my brother Samuel shall die without issue, that all what I have left him shall be for the heirs of my brother Henry, and in case likewise that he should decease without heirs that then it shall be for the heyres of my well beloved wife. Item: My desire is that this house, which I now dwell in, shall be for my brother Samuel and his heirs, as above expressed, by reason of fulfilling an oath formerly solemnly sworn to my mother, she forcing me to passion in fulfilling."

The tract now under examination was probably included in the above devise to Henry Bradley, of all testator's right and title to "a piece of land at the Mill." The preceding instruments, as far back as 1677, and also subsequent deeds, all speak of a mill as standing on this property. The recitals in a deed recorded in Secretary of State's office at Albany, in Liber 10 Deeds, page 10, show that the testator died seised of two houses in the lower part of this city. These houses were probably the subjects of the alternative devise to Sarah Cox and Samuel Bradley.

It appears from a deed recorded in same office, in Liber 10 Deeds, page 1, that both Samuel and Henry Bradley died with-

out heirs of their body, and that their sister, Sarah Cox, was the only heir at law of the surviving brother.

Sarah Cox, the widow of William Cox, appears to have married William Kidd.

WILLIAM KIDD and SAMUEL BRADLEY, Jr., <i>to</i> SAMUEL BRADLEY.	DEED. <hr/> Dated 1 June, 1695. Recited in Liber 10 Deeds 1, at Albany.
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CONVEYS all right in the undivided half of same premises Habendum for life of said Samuel Bradley.

The following deed recites that the reversion of the said moiety was then vested in Sarah Kidd, relict of William Kidd, by death of William Kidd and Samuel Bradley, Jr.

SARAH KIDD, <i>widow of</i> WILLIAM KIDD, <i>to</i> SAMUEL BRADLEY.	DEED. <hr/> Dated 14 Sept. 1703. Recited in Liber 10 Deeds, page 1, at Albany.
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CONVEYS all her interest in said moiety of said premises.

DEED.

SAMUEL BRADLEY, <i>to</i> CHRISTOPHER ROUSBY.	<hr/> Dated _____ 1703. Recorded at Secretary of State's Office, at Albany. Liber 10 Deeds, 1. Consideration 5 shillings
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CONVEYS an undivided moiety of same premises.

Thus the whole of said patented premises were vested in Christopher Rousby.

Sarah Cox (afterwards Sarah Kidd) intermarried with said Christopher Rousby.

DEED.

CHRISTOPHER ROUSBY
and SARAH, *his wife*,
to
LADY ANNE, *Queen*.

Dated 31 March, 1704.
Ack. 5 April, 1704.
Rec. in Sec'y of State's
Office, at Albany.
10 Deeds 10.

Recites existence of difficulties in the title, and that it was deemed advisable to convey to the Queen and obtain a new patent from her.

CONVEYS same premises.

ANNE, *by the Grace of God*
Queen,
to
CHRISTOPHER ROUSBY *and*
SARAH, *his wife*,
and to the survivor of them, and
then to the heirs of the said
CHRISTOPHER.

PATENT.

Dated 2 May, 1704.
Rec. in Secretary of
State's Office, at Al-
bany.
7 Patents 232.

Recites the preceding deed to the Queen.

CONVEYS same premises as previous patent "as fully granted by Governor Andros to Abraham Shotwell from whom the title passed to the said Christopher and Sarah Rousby."

MORTGAGE.

CHRISTOPHER ROUSBY
and SARAH his wife,
to
GEORGE DUNCAN.

} TO SECURE £235.
Dated 1 Sept., 1704.
Proved 26 Aug., 1706.
Recorded 26 Aug., 1706.
26 Conveyances, 130.

Recites lease of said tract to Daniel Blewitt and John Gurney for 21 years from May 1, 1703.

COVERS same premises.

These premises soon after appear to have become vested in John Gurney, who died seised thereof, leaving a will as follows:

*Last Will and Testament
of
JOHN GURNEY.*

} Dated 23 Sept., 1708.
Proved 14 May, 1709.
7 Wills, 406.

Gives half of his estate to his wife during her life, and the other half or residue of his said estate to his children, and gives the following power of sale to his wife: "I also will that my wife, Mary, may sell any part of my said estate of lands, houses, goods or chattels if need soe require for payment of any of my just debts." He appoints his said wife his sole Executrix.

Letters Testamentary were granted to her on 14 May, 1709.
See Liber 7, Wills 407.

DEED.

MARY GURNEY, *Widow and
Relict of JOHN GURNEY,*
to
THOMAS HOOK.

} Dated 24 May, 1709.
Ack. 22 June, 1709.
Rec. 22 June, 1709.
10 Deeds, 238, at Albany.

CONVEYS same premises.

These premises, prior to 1742, became vested in John Devoor, as appears from the description of premises adjoining this tract on the south, which description is taken from a deed dated 11th September, 1742, and recited in 65 Conveyances, page 367. This deed speaks of the premises therein described as bounded "on the Northeast by land late of Thomas Hook, deceased, and now of Johannes Devoor."

*Last Will and Testament
of
JOHN DEVOOR.*

Dated 26 June, 1778.
Proved 2 Oct., 1780.
32 Wills, 335.

"Item, I further give and bequeath unto John Devoor, his heirs and assigns forever, fourteen acres of land, being part of my tract of land situate, lying and being in the out ward of the City of New York, known by the name of Manhatans Island, over against Manning's Island, the fourteen acres to adjoin my son John Devoor's land, to run with a strait course, Northwest front and rear of breadth, to hold to him my said son John Devoor, his heirs and assigns forever. Item: I give and devise unto my daughter Afee, the wife of John Cortright, her heirs and assigns forever, all that remainder part of my tract of land being twenty-four and one-quarter acres of land, more or less, together with the tenement and appurtenances thereunto belonging, lying and being as before mentioned, with the run of water formerly called the saw mill, where a water mill was formerly set, to hold to her my said daughter Afee, the wife of John Cortright, her heirs and assigns forever. * * *
And further, also, I order that piece of ground on my land which is kept for a burial place, to be reserved for my children and their heirs forever, and that they shall be allowed a free passage to it by the possessor or possessors of said part of land at all times without any interruption to my children and their heirs forever."

MORTGAGE.

JOHN DEVOOR,
and BAILLETJE, his wife,
to
 MANGLE MINTHORNE.

To SECURE £175.
 Dated 17 March, 1783.
 Ack. 28 Sept., 1784.
 Reg. 28 Sept., 1784.
 3 Mortgages, 471.

COVERS all that piece or parcel of land, containing fourteen acres, being part of a Tract of Land belonging to John Devoor, deceased, situate, lying and being in the said Outward, of the said city of New York, on Manhattan Island, opposite to Manning's Island, now called Blackwell's Island, the said fourteen acres of land being part of and adjoining to other land of the said John Devoor, party to these presents, running with a straight course Northwest, and the front and rear of breadth.

Thus John Devoor, Jun., became seised of eighteen acres of the tract in question. Four acres thereof, which was derived from the Young patent, was held by him subject to mortgage to David Provoost for £300, and the other fourteen acres, which was derived from the Shotwell patent, was held subject to the mortgage last above set forth. Soon after making the said last mentioned mortgage the whole of said eighteen acres became vested in Dirck Lefferts, who conveyed the same as follows: There appears to be no deed on record to him of this property.

DEED.

DIRCK LEFFERTS,
to
 MARY ELLIS.

Dated 28 Nov., 1786.
 Not Recorded, but see
 purchase m o n e y
 Mortgage registered
 in 4 Mortgages, 288.

CONVEYS all that certain farm, messuage or tenement, or lott of ground situate, lying and being in the Outward of the city of New York, bounded on the Northeast by lands of the said

Dirck Lefferts, on the Southwest by lands of John Kortwright, on the Northwest by the Commons, and on the Southeast by the East River, containing eighteen acres, be the same more or less.

DEED.

MARY ELLIS,

to

JOHN BAKER.

Dated 1 May, 1791.
Ack. 21 May, 1791.
Rec. 21 June, 1791.
46 Conveyances, 485.
Consideration £3,600.

CONVEYS said eighteen acres of land, together with the twenty-eight acre piece, the title to which was hereinbefore set forth.

Thus John Baker became seised of the forty-six acres comprising the tract in question. The owners of the twenty-eight acre piece appear to have encroached somewhat on the Commons. The true line of the patent is shown on map ante page 3. On the other hand, the westerly boundary of the eighteen acre piece, as shown on map at head of abstract, runs about 550 feet short, *i. e.*, farther East than the true line of the patent and of the deeds thereunder. The paper title of Dr. Baker is as good to the piece thus excluded as to the rest of his tract. A deed hereinafter set forth, recorded in Liber 713, Conveyances 511, speaks of a stone wall as existing along this easterly line. The remains of this wall are still visible, and in deed recorded in 947 Conveyances 49, this seems to be the admitted line of the Harlem Commons. If this be an ancient wall may it not have been erected to divide this eighteen acre piece into a river lot and a rear lot, and NOT to mark a boundary line between adjoining owners? All the deeds of the adjacent premises, on the South, from 1677 to 1811, speak of this piece as being in the possession of the persons hereinbefore set forth as then having the paper title thereto. The deed in 1811, 94 Conveyances, page 41, speaks of this piece with other property as "land formerly

belonging to Dr. Baker and now in the possession of John Astin." Dr. Baker in his will, next hereinafter set forth, speaks of his farm as still containing forty-six acres, which would fall short of this number of acres, did he not claim title to this piece.

At the time of making said will there existed an encroachment on the part of the proprietors of premises on the South of nearly one hundred feet along the whole southerly line of the tract. See note relative to this encroachment in the abstract of the Riker and Lawrence tract, ante page 11.

*Last Will and Testament
of
JOHN BAKER.*

Dated 20 Sept., 1796.
Proved 25 Nov., 1796.
42 Wills, 112.

GIVES his wife Mary Baker a life estate in all his real property, and then provides as follows: " Item: After the decease of my well-beloved wife Mary, I do give and devise unto the said John Banister, Senior, Esq., and his wife Christian Banister, my seat, farm, or tract of land whereon I now live, lately called sans souci, but now called Baker's retreat, situate about six miles from the said City of New York on the west side of the East River, on New York Island, containing about forty-six acres of land, together with the dwelling house, and all those buildings and improvements thereon, and also all my right to the Harlem Commons appendant or appurtenant, or in any wise belonging to the said seat, farm, or tract of land * * * for and during the term of their joint-natural lives."

The testator, after giving successive life estates to Charles Delafield, Henry Delafield, William Delafield, John Delafield, Joseph Delafield and Edward Delafield, then provides as follows, in case said devise cannot take effect at the death of his wife for want of a person in whom the life estate shall vest:

"I do give and devise the said seat, farm or tract of land, together with the said dwelling house, buildings and improvements, and the said right to the said Commons to the Governor of the said State of New York for the time being, in fee simple, but in trust, nevertheless, to take and receive the rents, issues and profits thereof, and apply the same forever to the education, support and maintenance of the charity scholars from time to time belonging to the Charity Schools under the care, direction and management of the Corporation of Trinity Church, in the said City of New York, and upon no other trust whatever." The testator then provides that "in case the said devise for life of the said seat, farm or tract of land, together with the said dwelling-house, buildings and improvements, and the said right to the said Commons shall vest at the death of my said beloved wife, then, and in such case, I do give and devise the same from and immediately after the determination of the said several estates for life by the death of the said several devisees for life, herein above for that purpose named, unto the Governor of the said State of New York for the time being, in fee simple, but upon the like trust, nevertheless, as herein above in that behalf is particularly declared, and for no other use or interest, and upon no other trust whatsoever."

The Charity School, under the management and direction of Trinity Church, was incorporated by the following act. See laws of 1806, chap. 52, page 378.

An act to incorporate the Trustees of the First Protestant Episcopal Charity School, in the City of New York.

Passed March 14, 1806.

Whereas it is represented to the Legislature that a charity school, for a considerable number of years past, hath, by voluntary donations, been maintained and kept up in the City of New York, under the care and management of the Corporation of Trinity Church, for the education of poor children in

piety and useful learning. And that with a view to the more effectual accomplishment of this benevolent purpose, the same hath lately been endowed by the said Corporation of Trinity Church, by their grant and conveyance of certain real and personal estate in said City to John Charlton, Benjamin Moore, Abraham Beach, James Farquhar, Matthew Clarkson, Herman Le Roy, Henry Rogers, Edward Goold, Gulian Ludlow, Jacob Le Roy, Charles Wilkes, Henry White and Richard Harison, in trust to manage and dispose of the same for the use and benefit of the said school, in the manner therein prescribed and directed. And whereas * * * *

I. Be it enacted by the people of the State of New York, represented in Senate and Assembly, that the said John Charlton, Benjamin Moore, Abraham Beach, James Farquhar, Matthew Clarkson, Herman Le Roy, Henry Rogers, Edward Gould, Gulian Ludlow, Jacob Le Roy, Charles Wilkes, Henry White and Richard Harison, and such other persons as shall hereafter be elected trustees of the corporation hereby erected, shall be and hereafter are erected and made a corporation and body politic in fact and in name, by the name of the Trustees of the First Protestant Episcopal Charity School in the City of New York, and by that name shall have perpetual succession, be capable in the law to sue and be sued in all courts of law or equity, to make and use a common seal, and to alter the same at pleasure, and to hold, purchase and dispose of property, real and personal, so as the said property shall not exceed, in clear, annual value and income (exclusive of the value of the buildings and lots thereto adjacent that now are or hereafter shall be actually occupied for the use of the said school) the sum of fifteen thousand dollars.

VI. And be it further enacted, that all and singular the estate, real and personal, whereof the said first trustees, in virtue of the grant or conveyance hereinbefore recited, or other-

wise are seised or possessed, or entitled unto in trust, for the sole use and benefit of said school, and also all and singular the monies whereof the said school, or the trustees thereof, are or may be possessed or entitled unto, in virtue of the act entitled "An act to direct certain monies to be applied to the use of free schools in the City of New York," shall be and the same hereby are granted to and vested in the trustees of the corporation hereby created, and their successors forever, for the sole use and benefit of the said corporation.

VII. And be it further enacted, that the said trustees shall have and take, and they are hereby authorized to have, take and hold all such property and estates as shall or may have been heretofore devised or bequeathed by any pious or well disposed person or persons, or body corporate or politic, for the use or benefit of the Protestant Episcopal Charity School, under the direction of the Corporation of Trinity Church, by whatsoever name or description the said school may be designated, and to apply the same or the income or revenue thereof for the purposes of the said institution, and to have, take and hold any property which may in future be devised or bequeathed to them, the said trustees hereby incorporated; provided that the yearly income of the real estate which they may thereby, or in any other manner acquire, shall not exceed the clear annual value hereinbefore limited.

An act further to amend an act entitled "An act to incorporate the Trustees of the First Protestant Episcopal Charity School in the City of New York."

Passed April 16, 1827.

Whereas the trustees of the corporation above named, by their petition to the legislature, have prayed that their charter of incorporation may be amended in conformity to the provisions hereinafter contained. * * * * Therefore

I. Be it enacted by the People of the State of New York, represented in Senate and Assembly. That * * * (Section I. relates to establishment of certain other schools or departments of instruction.)

II. And be it further enacted, that the said corporation shall hereafter be designated and known by the name of the New York Protestant Episcopal Public School, and by that name shall continue to hold and enjoy all the estate and property now belonging to the said corporation, in possession, reversion, remainder, expectancy or otherwise, and the said corporation shall and may also take and hold all such estates and property as may have been heretofore given, devised or bequeathed by any person or persons or body corporate or politic, for the use or benefit of the Charity School, formerly under the direction of Trinity Church, by whatsoever name and description the said school may be designated, and to apply the same, or the income thereof, in furtherance of the objects of the said Charity Schools, and of the other schools hereby authorized, and to take and hold any property which may have been or hereafter may be devised or bequeathed to the said trustees, whether by the former or by the present name or style of their incorporation; provided the yearly income of the real estate of the said corporation shall not exceed the annual value limited by the act hereby amended."

HENRY DELAFIELD, WILLIAM
DELAFIELD, JOHN DELAFIELD,
JOSEPH DELAFIELD and ED-
WARD DELAFIELD,
to
THOMAS HOGG.

LEASE.

Dated 10 Dec., 1838.
Ack. 10 and 11 Dec.,
1838.
Rec. 17 Dec., 1838.
394 Conveyances, p. 1.

LEASES all that certain piece or portion of land lying and

being on 79th Street, in the 12th Ward of the City of New York, bounded and described as follows, to-wit: Commencing at a point on the Northerly side of 79th Street, nearly opposite to the entrance or gateway to the residence of said Henry Delafield, and where a stone fence, running Southerly, strikes the said Northerly line of said 79th Street, thence running Westerly along said Northerly line of 79th Street, across Avenue A and the First Avenue to the westerly bounding line of the premises occupied by the said Henry Delafield, and as now enclosed in a picket fence, thence Northerly along said boundary line and fence to about the middle of a lane in common between said Henry Delafield and Henry R. Jones, thence Easterly along the said lane to Avenue A, thence still Easterly along the lands of Edward R. Jones, until it strikes the stone fence running Southerly first above mentioned; thence Southerly along the same to the place of beginning, containing ten acres and eight $\frac{1}{10}$ perches, exclusive of Avenue A, which is now opened through said premises." Habendum from March 1st, 1839, for and during the full term of the natural lives of the lessors.

ASSIGNMENT.

THOMAS HOGG

to

THOMAS HOGG, *Junior.*

Dated 31 January, 1848.
Ack. 4 March, 1848.
Rec. 6 March, 1848.
499 Conveyances, 502.
Consideration, \$1.

ASSIGNS the one undivided half part of his interest in above lease.

Last Will and Testament

of

THOMAS HOGG.

Dated 31 January, 1848.
Proved 9 Nov., 1854.
112 Will, 44.

"ALL the rest, residue and remainder, of my estate, of whatsoever name, nature or kind, after the payment of my said

debts, liabilities and funeral expenses and charges, I give, devise and bequeath unto my beloved wife Mary.

Mary Hogg, the above named legatee, died intestate on December 1st, 1855, leaving her surviving her children, James Hogg, Thomas Hogg, Peter Hogg and Ellen Bannister, wife of James Bannister.

JAMES HOGG, THOMAS HOGG, PETER HOGG, ELLEN BAN- NISTER and JAMES BANNIS- TER <i>to</i> THE TRUSTEES OF THE NEW YORK PROTESTANT EPISCO- PAL PUBLIC SCHOOL.	SURRENDER. <hr/> Dated 1 Nov., 1866. Ack. 21 Nov., 1866. Rec. 24 Nov., 1866. 1,000 Conveyances, 172. Consideration, \$1.
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RECITES the above lease, and grants and surrenders all the lands and premises therein described.

For general releases of rents, and other rights of action, see same Liber, pages 171, 180 and 181.

HENRY DELAFIELD, JOSEPH DELAFIELD and EDWARD DELAFIELD, <i>to</i> THE NEW YORK PROTESTANT EPISCOPAL PUBLIC SCHOOL.	DEED. <hr/> Dated 1 May, 1856. Ack. 17 and 18 Sept., 1856. Rec. 30 Sept., 1856. 713 Conveyances, 511. Consideration, an an- nuity of \$1,500.
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RECITES that parties of the first part are entitled to a life estate in said tract by virtue of the will of John Baker, and that the remainder, after the termination of the said life estate was devised in and by said will, in trust, for the use and benefit of parties hereto of the second part.

CONVEYS all the right, title and interest of the said parties of the first part of, in and to all that certain piece or parcel of

land bounded and containing as follows: Commencing at an iron bolt standing on the Westerly bank of the East River, about the centre of Seventy-Sixth Street, running thence Northwesterly along a board stone wall, and post and rail fence, fourteen hundred and eighty-nine feet, six inches, to a point in Seventy-seventh Street near the easterly line of the First Avenue, thence Northeasterly along another stone wall three hundred and twenty-nine feet, seven inches; thence again in a Northwesterly course along another stone wall and fence five hundred and seventy-five feet, six inches; thence again Northeasterly five hundred and eighty-one feet, three inches, to the centre of an old lane; thence Southeasterly through the centre of said lane three hundred and twenty-eight feet, two inches; thence still Southeasterly through the centre of the lane and across Avenue A, eleven hundred and twenty-two feet; thence still Southeasterly five hundred and thirty-four feet one inch to a hole drilled in the rock near the East River shore; thence East nearly South as the fence now stands one hundred and twenty-one feet six inches to the high water mark on the East River, and thence along the East River at high water mark in a Southwesterly course, as the same winds and turns to the place of beginning, being the same premises now and heretofore known as the Baker farm, subject to the following leases of parts of said premises, that is to-day, a lease to one John M. White, a lease to Thomas Hogg, a lease to Thomas Pearson and John A. Schenck, and a lease to Joseph Corkey.

It is stated in following special proceedings that the grantors in the above deed were the only devisees for life, under will of John Baker, who were then surviving.

An Act in relation to the New York Protestant Episcopal Public School, passed April 16, 1859.

Section I. The Supreme Court is hereby empowered, from

time to time, at any special term thereof, to be held in the first judicial district of this State, on the petition of the trustees of the New York Protestant Episcopal public school, or of any person holding a life estate in any part of the lands hereinafter mentioned, after due notice to such trustees and to the holders of such life estate, to order a sale and conveyance of such portions of the lands in the nineteenth Ward of the City of New York, held by the said trustees or other parties under the will of John Baker, dated the 20th day of September, in the year 1796, as shall be necessary to pay any assessment or assessments imposed or to be imposed upon said lands or any part thereof, which sale shall be conducted in such manner and upon such notice and under such instructions as the court may direct, but no such sale or conveyance shall impair or affect the right of any lessee of any part of said lands, nor any right therein, or claim thereto, of any heir at law of the said John Baker.

As appears from the evidence taken in the following proceedings, John Baker left no descendants him surviving. His collateral relatives and their descendants were aliens and subjects of the Crown of Great Britain. At the time of the institution of the said proceedings, assessments for a large amount had been imposed on the tract in question, for improvements in Avenue A, and First and Second Avenues and in 79th street.

In the Matter
of
THE PETITION OF THE TRUS-
TEES OF THE NEW YORK
PROTESTANT EPISCOPAL PUB-
LIC SCHOOL.

1859—April 18. Petition verified, asking for a sale of part

of said premises and a reference as to validity of the assessments and a designation of the portions of said tract to be sold therefor.

April 20. L. Tremain, Attorney-General, admits due service of copy of petition and notice of hearing for May 7th.

April 21. Copy of petition and like notice of hearing served on James Hogg, Thomas Hogg, Peter Hogg, James Bannister, and Ellen his wife.

May 7. Order of reference to Edward P. Cowles, on facts stated in petition, on legality of assessments, expediency of sale, and as to the portions to be sold, manner of sale, title, &c.

1860—March 5. Report of Referee filed. Referee favors sale of premises lying South of 79th street and West of First Avenue.

March 5. Order entered accordingly, on due notice to the Attorney-General, and to the attorney for Thomas Hogg and others. John A. Weeks was appointed referee to sell.

September 5. The above order was amended by directing that the premises to be sold should be the block between First Avenue and Avenue A, and 78th and 79th streets, instead of the premises therein directed.

Pursuant to the above order a sale was had. Some of the purchasers at the sale afterwards refused to complete their purchases. An order was entered at Special Term, on their application, discharging them from their said purchases. This order was affirmed on appeal at General Term, but afterwards reversed by the Court of Appeals. See matter of Trustees of the New York Protestant Episcopal Public School, reported in 31 New York, 574.

Chief Justice Denio, in his opinion, held that the act of 1859 was a valid exercise of the legislative power of local taxation, and that in prescribing the mode of proceedings for levying and collecting taxes, the legislature may or may not make use of judicial tribunals, and judicial forms; and further, that the parcel of land devised by Baker might be formed into a separate district for the purposes of administration respecting assessments for public improvements, and be subjected to a system of local legislation different from that which prevailed in other parts of the city. He further held that the existence of heirs of John Baker was so improbable that it is not to be considered as prejudicing the title.

And as a further ground for upholding the title derived under said sales, he held that the devise to the Governor was a valid, charitable devise; that the remainder after the life estates vested in interest in fee simple in the Governor in office at the time of death of testator, subject to be defeated by the fact of the incumbency of a different person at the time of the termination of the life estate. That the act of 1806 divested the estate of the trustee referred to in the will in favor of the school corporation, who thereupon became seised of the estate for the purposes of charity. That the legislature has the right to order land to be sold, when the property is held for purposes of charity, the same as in case of lunatics and infants. And that a gift to the children belonging to a school is the same as a gift to the school itself.

All the judges concurred in the result.

An act to authorize the New York Protestant Episcopal Public School to exchange or sell certain gores of land situate in the Nineteenth Ward of the City of New York.

Passed April 19th, 1867.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

SECTION 1. The trustees of the New York Protestant Episcopal Public School are hereby authorized and empowered to exchange their gores and fractional lots of land formed by the irregular boundary lines of their lands situate in the Nineteenth Ward of the City of New York, which were devised in and by the last will and testament of John Baker, bearing date the 20th day of September, in the year 1796, for the gores and fractional lots of land belonging to the owners of lands bounded upon and adjoining the lands of the said school, and to convey by deed or deeds, in fee simple or otherwise, the gores or fractional lots they may give in exchange, and to take by deed or deeds, the gores or fractional lots which they may receive in exchange, and to have and to hold the same upon the same trust on which they hold their said lands under the will of the said John Baker.

SEC. 2. In cases where, in the opinion of the said trustees, the exchange authorized by the first section of this act is not possible or for the advantage of the said school, the trustees are authorized and empowered to sell such gores or fractional lots at public or private sale, in their discretion, and to convey the same by deed or deeds to the purchaser or purchasers thereof, in fee simple or otherwise. The said trustees are authorized and required to invest the proceeds of such gores or fractional lots, upon such sale or sales, in the purchase of

other gores or lands adjoining their said lands, held under the will of the said John Baker, for the purpose of squaring the same with the streets and avenues of the said city, the same to be conveyed to and held by them upon the same trust as that on which they hold their lands under the said will, or in the improvement of other portions of the said lands. And the proceeds of all sales made by the said trustees under the authority of this act, until the same shall be invested in the manner hereby required, shall be and be deemed to be held by the said trustees upon the same trust as the lands are held by them under the will of the said John Baker.

SEC. 3. This act shall take effect immediately.

An act to authorize the New York Protestant Episcopal Public School to sell a portion of their real estate.

Passed June 11, 1873.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

SECTION 1. On the petition of the New York Protestant Episcopal Public School, the Supreme Court, at any general or special term held in and for the City and County of New York, is hereby empowered to order the sale, in fee simple absolute, of such part or parts of the real estate in the Nineteenth Ward of the City of New York, particularly designated and described in and by the will of John Baker, dated the 20th day of September, 1796, proved and recorded in the office of the Surrogate of New York on the 26th day of November, 1796, and proved and recorded as a will of real estate in said office on the 21st day of November, 1814, which lands are held in trust under the said will, by the said New York Protestant Episcopal Public School, from time to time, as may be deemed expedient; provided, however, that not more than one-half

part in area of the said real estate shall be so sold and conveyed, in fee under and by virtue of this act, exclusive of what may be taken for public improvements or municipal purposes, by virtue of any law of the State or City of New York, or of the United States.

SEC. 2. The Court shall authorize and direct such sale or sales, to be made by public or private sale, and on such terms and conditions as it may seem fit to prescribe. Such sale or sales shall be reported to the Court, and, on confirmation thereof, the Court shall direct a conveyance or conveyances of the premises sold, to be executed by the said New York Protestant Episcopal Public School under its corporate seal.

SEC. 3. The proceeds of such sale or sales, and of such portion of said real estate as may be taken by law at any time hereafter for public improvements or for municipal purposes, shall be applied to the payment of taxes and assessments now due, or to become due, on the real estate aforesaid, to the payment of any cost of grading, improving and managing the said real estate, heretofore incurred or to be incurred; to the erection of proper buildings for the accommodation and instruction of the scholars of the said school, and the purchase of sites for such buildings wheresoever in said city it may be deemed expedient to place the same, so as to more effectually fulfill and carry out the trusts in the will of John Baker declared and set forth. And all the real estate which may be so purchased under this act shall be, and be deemed to be, held upon the same trust as that devised by the will of the said John Baker; and any moneys arising from any sale or sales hereby authorized and directed, and not required for any of the purposes aforesaid, may be invested upon bonds and mortgages upon real estate sold or other real estate in the City of New York, or the Counties adjoining thereto of this State, and shall be, and be deemed to be, held by the said New York Protestant

Episcopal Public School upon the same trust in which they hold their said real estate under the will of John Baker.

SEC. 4. All such conveyances made by virtue of this act, in pursuance of such authority and direction aforesaid, and executed by the said Protestant Episcopal Public School, under their corporate seal, shall be valid and effectual, to vest in the purchaser or purchasers, his, her or their heirs and assigns, a fee simple absolute as against all persons having any claim, or interest in the premises devised in and by the will of John Baker, deceased, whether in being or not.

SEC. 5. This act shall take effect immediately.

Notes.

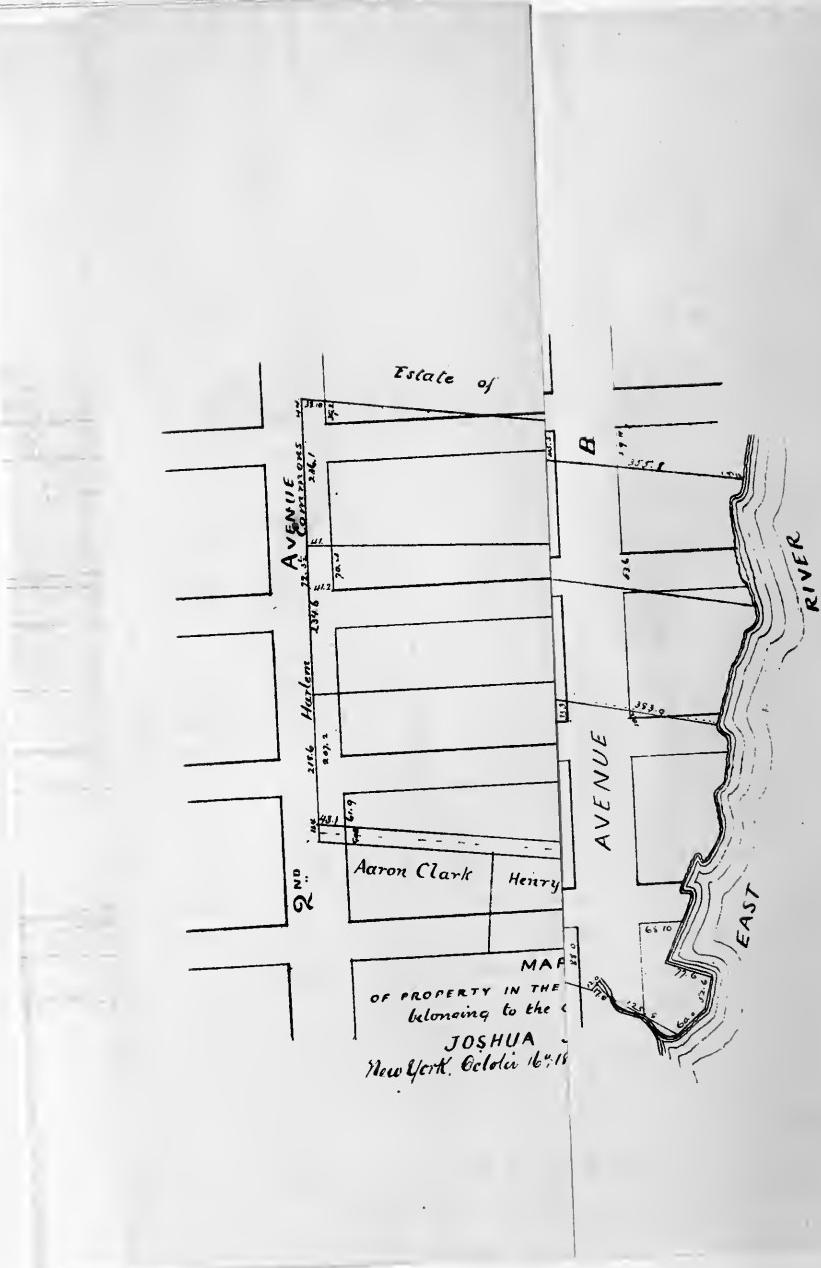
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patent.

Notes.



THE JOSHUA JONES TRACT.

THE title to the main portion of this tract is derived from the following patent:

PATENT.

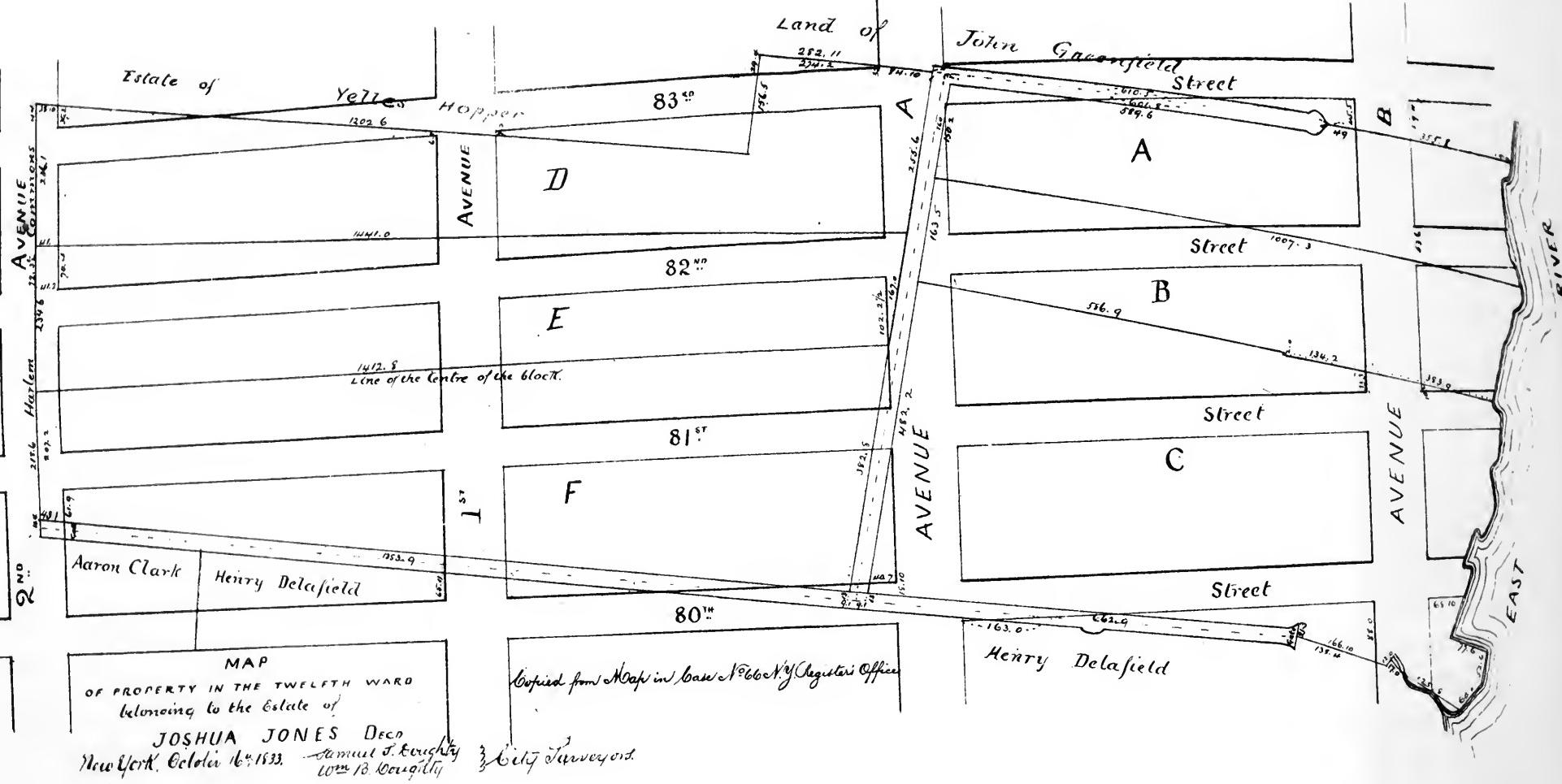
SIR EDMUND ANDROS, *Governor, &c,*
to
JOHN BENEW.

Dated 29 Sept., 1677.
Recorded in Secretary State's Office, at Albany, in 4 Patents, 126.

“ WHEREAS, there is a certayne piece of land upon this Island Manhattans, which by virtue of my warrant hath been layed out for John Benew, being in breadth by ye water side forty rodds, being bounded to ye Southwest by ye land of Jacob Young, Ranging in length Northwest into ye woods one hundred and twenty rodds, being bounded to ye Northwest and North-east, by ye Commons, containing Thirty acres as by ye return of ye survey under ye hand of ye surveyor doth and may appear.”

CONVEYS said premises to the patentee, reserving a quitrent of halfe a bushel of good winter wheate.

See Map of patents ante page 3 for the location of this patent.



JOHN BENEW,
to
ISAAC DESCHAMPS.

DEED.

Dated 15 May, 1683.
Recited in the following
deed.

CONVEYS said patented premises.

DEED.

ISAAC DESCHAMPS *and* MARY,
his wife,
to
JOHN SPRAGGE.

Dated 12 Oct., 1686.
Recorded in Secretary
of State's Office, Al-
bany.
5 Patents, 119.
Consideration, £20.

CONVEYS said patented premises, and all interest of said
Spragge in any patent, to inhabitants of Harlem.

JOHN SPRAGGE,
to
DANIEL COXE.

DEED.

Dated 7 Dec., 1690.
9 Deeds, 508 and 571.
Consideration, £24.

CONVEYS same premises.

LEASE.

DANIEL COXE,
to
THOMAS CODRINGTON.

Dated 13 April, 1698.
Ack. 8 Nov., 1698.
9 Deeds, 501 & 574.
Consideration, £24.
Rent, one Peppercorn.

LEASES same premises for ninety-nine years.

DANIEL COXE, to DANIEL COXE, <i>his heir apparent.</i>	DEED. — Dated 28 June, 1701, 9 Deeds, 746. Consideration, Love and Affection.
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CONVEYS same premises.

<i>Last Will and Testament</i> <i>of</i> THOMAS CODRINGTON.	Dated 9 April, 1710. Proved 20 April, 1710. 7 Wills, 451.
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“ Item, I doe give, devise and bequeath unto my said wife, Margaret, all my farm or plantation at Harlem, with all my other estate whatsoever, lands, houses, brew house, malt house, &c., during her natural life, and I do give, devise and bequeath to my said four sisters the remainder thereof, to them and their heirs forever, to be equally divided amongst them, to each an equal share or interest, but so that if any one of my said sisters die without lawful issue before my wife shall die, the estate and interest of such deceasing sisters shall belong to ye surviving sisters, or their heirs forever, and if any of my sisters die before my wife, leaving lawful issue, thenceforth issue shall have the estate and interest of such sisters respectfully as was intended their mother’s after my wife’s decease.”

It would appear by the following extract from the New York Gazette of July 24th, 1738, that Mr. Codrington had perfected his title by a release of the fee: “ On Saturday, the 2d of September next, at ten o’clock in the morning in the Exchange Market House, near the Long Bridge, will be exposed to Sale by

Publick Vendue, the plantation of the late Captain Thomas Coddrington, containing about thirty acres of land, besides two out-lots of about eight acres each, with the Orchard and Dwelling House and Appurtenances; all in the bounds of Harlem, in the Outward of the City of New York. The said plantation is pleasantly situated, about five miles out of town, on the Southeast side of the Island, fronting the River, and is in breadth along the water side forty rods. The title is good and may be seen at the house of John Chambers, who is one of the persons empowered to sell the same."

It appears from a deed of land adjoining on the South, recorded at Albany, in Liber 18 Deeds, page 360, that Nathaniel Marston owned the tract in question as early as 1756. He possibly purchased the same at the sale advertised above. The deed to Marston is not on record.

*Last Will and Testament
of
NATHANIEL MARSTON.*

Dated 8 Feb., 1776.
Proved 1 Feb., 1779.
32 Wills, 41, and 38
Wills, 285.

"And I also give and devise unto my said son Thomas Marston, and to his heirs and assigns forever, my farm, called the Prospect farm, with the still-house and all the buildings thereon * * * * (except that portion of the farm adjoining to Jacob Le Roy, containing about eight acres, be the same more or less; that is to say, that part of the said farm formerly belonging to Waldron of Hornshook, and bought of him by John Brown.) * * * * I also give and devise unto my said son John Marston, and to his heirs and assigns forever, that part of the said Prospect farm above, except adjoining to Jacob Le Roy, and running up to Benjamin Waldron's land, being that part of the said farm formerly purchased by John Brown of Waldron, of Hornshook, containing eight acres, be it more or less.

*Last Will and Testament
of
THOMAS MARSTON.*

Dated 27 July, 1808.
Proved 21 Jan., 1814.
51 Wills, 221.

"ITEM: I give, devise and bequeath one full and equal undivided fourth part of my whole estate, real and personal (except what is above disposed of), to my grandchildren Cornelia Taylor, John Still Winthrop, and Francis Bayard Winthrop, Jr., their heirs, executors, administrators and assigns, equally, to be divided share and share alike, and in case any of them shall die before me, leaving issue, such issue shall take the share of the parent so dying, or if such death shall happen, and there shall be no issue of the person dying, then such share shall go to the survivors or survivor of my said grandchildren. Item: As to the remaining three-fourth parts of my estate, real and personal (except as above excepted), I will and direct that my Executors, or the survivor of them, or the executors or administrators of such survivor, convert the same into cash with all convenient speed, and hold the proceeds in trust for my grandchildren Charlotte Bearse, Cornelia Young, Alice Young, Cornelia Marston, Dennis and Ann Marston Shaw, respectively, and their respective issue, in manner following; that is to say, upon trust to pay each of my said grandchildren during their respective lives the one full and equal fifth part of the interest, income and profits thereof, upon her own receipt, for her own separate use, and after the decease of them respectively, to pay to the issue of each one so dying the one-fifth part or share of the said capital, in such proportions as my said grandchildren shall respectively appoint, and for want of such appointment, amongst the said issue equally."

The testator further provides for certain contingent remain-

ders over in case of no issue, and appoints Francis Bayard Winthrop and William Bayard his Executors.

Letters were issued to Francis B. Winthrop on 21st January, 1814. See Liber, 51 Wills, 224.

William Bayard refused to qualify.

FRANCIS BAYARD WINTHROP,
Executor of Thomas Marston, of 1st part, John Still Winthrop and Harriet, his wife, Francis Bayard Winthrop, Jr., and Elizabeth, his wife, Charles W. Taylor and Cornelia, his wife, Philip Brasher, of 2d part, and Cornelia, his wife, Elisie Young, Henry M. Bear and Charlotte, his wife, Jacob R. Vandeweer and Cornelia, his wife, and Ann Marston Shaw, of 3d part,
to
 JOSHUA JONES.

DEED.

Dated 19 April, 1816.
 Ack. 19 April, 1816.
 Rec. 20 April, 1816.
 117 Conveyances, 133.
 Consideration \$20,000.

CONVEYS all that certain tract, piece, parcel or farm of land whereof the said Thomas Marston died seised as aforesaid, and whereon he lived at the time of his death, situate, lying and being at Harlem, on Manhattan or New York Island, near Hellgate, on the East River, as the same was possessed and occupied by the said Thomas Marston at the time of his death, bounded Southeasterly by the East River, Southwesterly by land formerly belonging to one Baker, and now in the possession of one Ardsen; Westerly by Harlem Commons, and Northeasterly partly by land of Yellis Hopper and partly by land heretofore sold by the said Thomas Marston to Wynandt Van

Zandt, Jr., and Peter Schermerhorn, containing thirty-seven acres and a-half, be the same more or less, including one-half in width within said boundaries of the lane or road leading from Harlem Commons, and running along the Southwesterly side of the hereby granted premises.

The rest of the tract in question includes that part of the old Waldron Farm sold by Waldron to John Brown by the following deed:

WALDRON, *of Hornshook,*
to
JOHN BROWN.

DEED.

Not recorded but re-cited in 38 Wills, 285.

CONVEYS a piece of eight acres, which includes all of the Jones tract not included in the Benew patent, except a small piece of a little over one acre, the title to which is hereinaster shown.

These premises were vested in Nathaniel Marston prior to 1759, to whom, however, there is no deed on record.

Last Will and Testament
of
NATHANIEL MARSTON.

Dated 8 Feb., 1776.
Proved 1 Feb., 1779.
32 Wills, 41, and 38
Wills, 285.

'I also give and devise unto my said son John and to his heirs and assigns forever, that part of the said Prospect farm above excepted, adjoining to Jacob Le Roy and running up to Benjamin Waldron's land, being that part of the said farm formerly purchased by John Brown of Waldron, of Hornshook, containing about eight acres, be the same more or less.'

DEED.

JOHN MARSTON
to
THOMAS MARSTON.

Dated 5 June, 1795.
Proved 26 May, 1813.
Rec. 9 June, 1813.
103 Conveyances, 21.
Consideration, £900.

RECITES Will of Nathaniel Marston and the devise therein to John Marston. **CONVEYS** all that the said lot, tract, piece or parcel of land and premises aforesaid in and by the said last Will and Testament devised and bequeathed to the said John Marston as aforesaid.

Thomas Marston purchased a small piece of land containing about an acre, situate in the rear of the said eight-acre piece above mentioned, the title to which is as follows:

DEED.

JOHN HOPPER
to
YELLIS HOPPER.

Dated 20 March, 1787.
Ack. 5 April, 1787.
Rec. 26 July, 1827.
224 Conveyances, 95.
Consideration, £720.

CONVEYS all that certain tract or parcel of land situate, lying and being at Hornshook in the outward of the City of New York. Beginning at the division line between New York and Harlem, and running thence South six chains to land of Thomas Marston, thence along the land last mentioned South forty eight degrees East twenty-four chains and ninety links to land of John Marston, thence along the land last mentioned North forty-two degrees East four chains and eighty links, thence North forty-nine degrees West twenty-eight chains and ninety-five links along land

of Jacob Le Roy, the tract or parcel of land hereinafter mentioned, and land of Mr. Marston to the place of beginning. Containing twelve acres and sixty-eight-hundredths of an acre of land, be the same more or less.

Together with other property not affecting the Joshua Jones Tract.

DEED.

YELLIS HOPPER and ELIZA-
BETH, *his wife*,
to
THOMAS MARSTON.

Dated 29 June, 1793.
Ack. 6 July, 1793.
Rec. 26 May, 1813.
102 Conveyances, 456.
Considerat'n, 5 Shill'gs.

CONVEYS all that certain tract or parcel of land situate, lying and being near Hornshook, in the said outward, and bounded as follows, to wit: Beginning at a line stone marked J. W., being the Easterly corner of Yellis Hopper's land, and running along the land formerly belonging to Jacob Le Roy North fifty degrees and forty minutes West four chains and nine links, thence along the land belonging to said Yellis Hopper South forty degrees and thirty minutes West four chains and seventy-four links to the land belonging to Thomas Marston, thence along the land of said Thomas Marston South fifty degrees West four chains and nine links to a line stone marked J. B., and from thence along John Marston's land North forty degrees and thirty minutes East four chains and seventy-seven links to the place of beginning. Containing one acre, three roods, thirty-five and a half perches.

Thus Thomas Marston became seised of the residue of the Jones Tract not included in the Benew Patent.

DEED.

THOMAS MARSTON, <i>to</i> PETER SCHERMERHORN, and WYNANT VAN ZANDT, JR.	Dated 28 Jan., 1806. Ack. 28 Jan., 1806. Rec. 12 July, 1806. 72 Conveyances, p. 526. Consideration, \$10,500.
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CONVEYS all that certain piece or parcel of land situate, lying and being in the Ninth Ward of the City of New York, contained in the following boundaries, as the fences now stand, to wit: Beginning at the East River, and running thence along the land belonging to Nicholas Cruger's estate, North fifty degrees West twenty chains and five links to land of Yellis Hopper, then along said Hopper's line South forty-one degrees West four chains and seventy-two links to other land of said Thomas Marston, then along said Marston's line South fifty degrees fifteen minutes East nineteen chains and sixty-eight links to the end of the rock terminating at high-water mark, then along the said East River to the place of beginning. Which said piece or parcel of land from the annexed Map, made by Charles Loss, one of the City Surveyors, contains nine acres, one rood and twenty-nine perches of land, together with any additional quantity of land which may be comprised in the foregoing boundaries.

Excepting and reserving to him, the said Thomas Marston, his heirs and assigns, the right or privilege of, in and to the Harlem Commons, which doth or may appertain to the said piece or parcel of land hereinbefore described and hereby intended to be granted.

Also, one equal moiety or undivided half-part of the land contained in a certain Lane of eighteen feet in width, and nine chains and seventy-nine links in length as marked on the annexed Map, running from the Southwesterly side of said

piece or parcel of land hereinbefore granted and described, into a certain other Lane leading from said Thomas Marston's House, into the main or Post Road; which said Lane of eighteen feet width shall forever hereafter be used and enjoyed in common by the said Peter Schermerhorn & Wynant Van Zandt, Jr., and their heirs and assigns, and the said Thomas Marston and his heirs and assigns.

And also, the right and liberty to the said Peter Schermerhorn and Wynant Van Zandt, Jr., and their heirs and assigns forever, of using and enjoying in common with the said Thomas Marston, his heirs and assigns forever, the said Lane leading from said Thomas Marston's House, into the Main or Post Road (as the said Lane is now in fence), along the line of said Thomas Marston and the late Doctor Baker, from the intersection thereof, by the said first mentioned Lane as marked and distinguished on said annexed Map into the said Main or Post Road.

DEED.

PETER SCHERMERHORN, and
ELIZABETH, his wife,
to
WYNANT VAN ZANDT, JR. } Dated 25 July, 1807.
 } Ack. 25 July, 1807.
 } Recorded 2 Oct., 1807.
 } 77 Conveyances, 421.
 } Consideration, \$1.

CONVEYS all the estate, right, title, interest, use, trust, property, claim and demand whatsoever, both at law and in equity of the said Peter Schermerhorn and his wife, of, in, to or out of all and singular that certain piece or parcel of land (being the Southerly part of the piece or parcel of land situate, lying and being in the Ninth Ward of said City of New York, which was sold and conveyed by Thomas Marston to said Schermerhorn and Van Zandt, in and by a certain deed executed by

the said Marston, bearing date the twenty-eighth day of January, in the year Eighteen hundred and six, and recorded in the office of Clerk of the City and County of New York, in Liber No. 72 of Conveyances, &c., page 526, the 12th day of July, 1806), which on a division made between said Schermerhorn and Van Zandt, has fallen to the lot or share of said Van Zandt, that is to say: Beginning at the land of Yelles Hopper, in the centre of said piece or parcel of land so granted and conveyed by said Thomas Marsten as aforesaid, and running from thence South fifty degrees and fifteen minutes, East two hundred and sixty-eight feet and six inches to a Lane of twenty feet in width, from the Lane of eighteen feet in width, mentioned in the deed of said Marston above mentioned, as a Lane in common, leading from his house to the main road or highway, from thence on the same course South fifty degrees and fifteen minutes East five hundred and seventy-five feet and six inches, along a Lane of twenty feet in width, from thence on the same course along said Lane, which then becomes twenty-two feet in width, one hundred and eighty-six feet, from thence on the same course one hundred and eighty-six feet to a stone wall, and from thence on the same course seventy-seven feet to the East River. Which Lane or passage of twenty feet and twenty-two feet in width as herein above mentioned, it is agreed upon between said parties shall be and forever remain in common between them and their heirs and assigns, and likewise the landing place of thirty-five feet on each side centre line, and thirty feet from the outer edge of the wharf towards said stone wall, and also the Lane of twenty feet in width and one hundred and fifty-seven feet and ten inches in length from the Lane of Thomas Marsten, of eighteen feet in width, as said several Lanes or passages are laid down in the annexed survey or plan made and signed by Charles Loss, City Surveyor, and dated New York, June 27th, 1807. And also, the free use of a road to and from the Landing on the East River on his, the

said Schermerhorn's part of said parcel of land, purchased of said Marsten as aforesaid, in case said Schermerhorn shall at any time make such road during the period which said Van Zandt shall continue to be the owner of said Southerly part of said land.

DEED.

WYNANT VAN ZANDT, JR., and MARIA, his wife,	Dated 10 March, 1808.
to	Ack. 11 March, 1808.
JOSHUA JONES.	Rec. 11 March, 1808.
	79 Conveyances, 458.
	Consideration, \$12,500.

CONVEYS same premises by substantially the same description.

Thus Joshua Jones became seised of the whole tract in question.

Joshua Jones died on 16 September, 1821.

Last Will and Testament of JOSHUA JONES.	Dated — — —, 1810. Proved 20 Sept., 1821. 57 Wills, 16.
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DEVISES to his wife, Margaret Jones, in lieu of dower, the one full equal third part of the clear net income, rents and profits of all and singular the messuages, lands, tenements, hereditaments and real estate whatsoever and wheresoever of which he shall die seised, etc., together with certain legacies therein mentioned.

"I give and devise all and singular my real estate whatsoever and wheresoever, which I may die seised of, interested in or entitled unto, and all messuages, etc., unto and to the use of

my beloved wife Margaret and my son Edward R. Jones, and the survivor of them, and the heirs and assigns of such survivor, upon trust, etc., that the same, upon arrival to the full age of twenty-one years of my youngest child me surviving or born after my decease, who shall live to attain to that age, or when and so soon as it shall so happen by the death of the minors or otherwise that there shall be no one of my said children then living who shall be under the said age of twenty-one years, shall be, and I hereby order and direct that the same then be, divided by the said Margaret Jones and Edward R. Jones or the survivor of them or the heirs or assigns of such survivors, the trustee or trustees for the time being amongst and between all my children who shall be then living, and the lawful issue of such one or more of my said children as shall be then deceased, but represented by lawful issue then living." Testator further provides that the "respective share of each child, and of the lawful issue of each child then living be without unnecessary delay well and sufficiently conveyed to, or by fit and proper deeds of partition and conveyance or otherwise vested in him, her or them respectively and his, her or their respective heirs to and for his, her and their absolute use, benefit and disposal, but subject however to the payment to my wife during her natural life of the one-third part of the rents," etc. It is further provided that until such youngest child arrive at age of twenty-one years or until all his children then living shall have attained that age, whichever shall first happen, the said trustees may do and shall receive the rents and profits and income of all and singular the said real estate and trust premises, and pay one-third thereof to his wife, and divide the remaining two-thirds among his said children.

Directs that in case his personal estate is not sufficient to pay his debts that Margaret Jones and Edward R. Jones shall sell and dispose of so much, or the whole if necessary, of his real estate, as shall be sufficient to pay all such of his debts as

the said residue of his personal estate shall prove insufficient to pay; and to convey the same to the purchasers thereof.

MARGARET JONES and EDWARD
R. JONES, Trustees under the
Will of JOSHUA JONES, of 1st
part,

to

EDWARD R. JONES, of 2d
part, ISAAC JONES, Jr., of 3d
part, GEORGE JONES, of 4th
part, MARGARET PENDLETON,
widow of JAMES M. PENDLE-
TON, of 5th part, JOHN CHURCH
CRUGER and FRANCES ANN
CRUGER, his wife, of 6th part,
MARGARET JONES, of 7th part.

DEED.

Dated 8 Nov., 1833.
Ack. 9 Nov., 1833.
Rec. 13 Nov., 1833.
305 Conveyances, III.
Consideration, \$10.

RECITES the will of Joshua Jones, and that subsequently to his making said will, he became seised of much other property and real estate; that the interest of the said Margaret Jones under said will and her dower interest are to be released by her by these presents, the said children of Joshua Jones having agreed to secure to her the payment of a sum of money yearly, as an equivalent to such interest; that Frances Ann Cruger, the youngest child of Joshua Jones has lately attained the age of twenty-one years; that partition can be most conveniently made upon the legal title to all testator's real estate becoming vested in his heirs at law, and partition being made of the whole thereof in preference to a partition being made of that part vested in the parties of the first part in trust, and another partition of said real estate inherited as heirs at law, and that for that purpose it was agreed that one-fifth of the whole estate should be vested in each of his children.

The parties of the first part convey one-fifth to each of the other parties (the other parties uniting by way of confirmation) one equal undivided fifth part of all the lands, tenements, messuages or dwelling-houses, stores or ware-houses, rights and interests in piers, wharves and slips, and all other rights and interests in real estate which the said Joshua Jones, deceased, was seised of or entitled unto at the time of the execution of his last will and testament, and which he continued seised of and entitled unto at the time of his death.

The party of the seventh part releases all her right, title and interest in and to the one-third part of the rents, profits and income of the real estate which the said Joshua Jones was seised of or entitled unto at the time of the execution of his last will and testament, and which he continued seise of or entitled unto at the time of his death, and releases all right of dower in all the real estate which the said Joshua Jones acquired after the execution of his said last will and testament, and which he died seised of or entitled unto.

ISAAC JONES, *Jr.*, and MARY,
his wife, of 1st part, GEORGE
 JONES and SERENA, *his wife, of*
2d part, MARGARET PENDLE-
 TON, *widow of JAMES M. PEN-*
DLETON, of 3d part, JOHN
 CHURCH CRUGER and FRAN-
 CES ANN, *his wife, of 4th part,*
to

EDWARD R. JONES, *of 5th part.*

DEED.

Dated 9 Nov., 1833.
 Ack. 9 Nov., 1833.
 Rec. 13 Nov., 1833.
 305 Conveyances, 122.
 Consideration, \$10.

CONVEYS all the undivided parts or shares of the said parties of the first, second, third and fourth parts, and the part and share of each of them, of and in all that certain messuage and

piece or parcel of land situated, lying and being in the Twelfth Ward of the City o' New York, being part of the farm or parcel of land and premises in the said Twelfth Ward, which the said Joshua Jones, deceased, died seised of or entitled unto and being now known and distinguished on a map of property in the Twelfth Ward belonging to the estate of Joshua Jones, deceased, being a map of the said farm, made by Samuel S. Doughty and W. B. Doughty, City Surveyors, dated New York, October 16, 1833, and now on file in the office of the Register of the City and County of New York, by the letter C. Bounded Southeasterly by the East River, Southwesterly by lands and premises now or lately belonging to Henry Delafield; Northwesterly by land appropriated and used as and for a lane or way running through the said farm from the Southwesterly side thereof to the Northeasterly side thereof, and Northeasterly by other part of the said farm, distinguished on the last above-mentioned map by the letter B. The said piece or parcel of land hereby granted and conveyed or so intended to be, beginning at the East River at the Northwesterly corner of the said lands and premises now or late of the said Henry Delafield, and running along the said lands and premises, first Northerly one hundred and twenty-five feet eight inches, to a marked stone, then also Northerly, but rather more Eastwardly than the last line, seventeen feet; then Westerly twelve feet, then Northwesterly one hundred and sixty six feet ten inches to the centre of the lane now used in common by the said Henry Delafield and the heirs of the said Joshua Jones, deceased, part of which lane is also used in common with them by John Greenfield, and then also northwesterly along the centre of the said lane six hundred and sixty-two feet nine inches to a point where the Southeasterly side of the said lane running through the said farm if extended in the same course in which it runs there would strike the centre of the said lane used in common by the said Henry Delafield, and the heirs

of the said Joshua Jones, deceased, and running from the said point Northeasterly to and along the Southeasterly side of the said lane, running through the said farm four hundred and ninety-five feet two inches to a locust post placed in the ground at the Southwesterly corner of the said part of the above-mentioned farm, which is distinguished by the letter B; then along the last mentioned part of the said farm, first Southeasterly five hundred and eighty-six feet nine inches, then Southwesterly two feet, and then Southeasterly three hundred and eighty-three feet to the East River (a locust post being placed on the last mentioned line near its termination at the said river), and thence Southwesterly along the said East River as it winds and turns to the place of beginning. Containing ten acres and one hundred and twelve thousandth parts of an acre of land, be the said contents more or less, as by reference to the last mentioned map will more particularly appear.

Also all that certain other piece or parcel of land situated, lying and being in the said Twelfth Ward of the City of New York, and being also part of the farm or parcel of land and premises in the said Twelfth Ward which the aforesaid Joshua Jones, deceased, died seised of or entitled unto, and being now known and distinguished on the last above-mentioned map by the letter F, bounded Northwesterly by lands commonly called the Harlaem Commons, Northeasterly by centre line between street laid out by the Commissioners of Streets and Roads under the act of the Legislature of the State of New York, entitled "An act relative to improvements touching the laying out of streets and roads in the City of New York and for other purposes," by the name of Eighty-first Street, and the street laid out by the said commissioners by the name of Eighty-second Street, Southeasterly by the said lane running through the said farm, and Southwesterly partly by lands and premises now or lately belonging to the above-named Henry Delafield,

and partly by other lands lying Northwesterly of the lands now or lately belonging to the said Henry Delafield, and constituting part of the said lane used in common by the said Henry Delafield, John Greenfield and the heirs of the said Joshua Jones, deceased, the last mentioned piece or parcel of land hereby granted, or so intended to be, beginning at the said Harlaem Commons at the above mentioned centre line between Eighty-first Street and Eighty-second Street, and running thence Southeasterly along the said centre line fourteen hundred and twelve feet eight inches to the said lane running through the said farm, then Southwesterly along the Northwesterly side of the last mentioned lane three hundred and eighty-two feet eight inches to the above mentioned lane used in common by the above named Henry Delafield, John Greenfield and the heirs of the said Joshua Jones, deceased, then Southwesterly in the same direction with the last line thirteen feet to the centre of the last mentioned lane, then Northwesterly along the centre of the last mentioned lane thirteen hundred and fifty-three feet and nine inches to Harlaem Commons aforesaid, and then Northwesterly along the same two hundred and eighteen feet six inches to the place of beginning.

Containing nine acres and five hundred and ninety six thousandth parts of an acre of land, be the said contents more or less, as by reference to the last above-mentioned map will more particularly appear.

Also all that part and portion of the above-mentioned lane used in common by the above-named Henry Delafield, John Greenfield, and the heirs of the said Joshua Jones, deceased, which is bounded by a line beginning at the Southwesterly corner of the above-described part of the said farm, which is distinguished on the last above-mentioned map by the letter C, and running thence Southwesterly along the last mentioned part of the said farm thirteen feet to the centre of said last mentioned lane, then along the centre thereof eighteen feet two inches, to

a point opposite to the Northwesterly side of the above-mentioned lane leading through the said farm, then from that point Northwesterly to the Southwesterly corner of the last mentioned lane thirteen feet, and then Southeasterly eighteen feet two inches to the place of beginning.

Also three undivided fourth parts of all that part and portion of the said lane, running through the said farm; which is bounded by a line beginning on the Northwesterly side of the said last mentioned lane at the centre line between the said Eighty-first and Eighty-second Streets, and running thence Southeasterly along the said centre line to the centre of the said last mentioned lane; then Northeasterly along the said centre of the said last mentioned lane to a point where the Northeasterly boundary line of the above-described piece or parcel of land distinguished on the last above-mentioned map by the letter C, would, if extended, intersect the centre of the said last mentioned lane, then Southeasterly along such extended line to the Southeasterly side of the last mentioned lane, then Southwesterly along the Southeasterly side of the last mentioned lane four hundred and eighty-two feet two inches to the above mentioned lane used in common by the said Henry Delafield, John Greenfield and the heirs of the said Joshua Jones, deceased, then Northwesterly along the Northeasterly side of the last mentioned lane to the Northwesterly side of the said lane running through the said farm, then Northeasterly along the Northwesterly side of the said lane running through the said farm three hundred and eighty-two feet eight inches to the place of beginning.

And also the right and privilege of using, in common with the above named Henry Delafield, his heirs and assigns, the whole of that part of the above mentioned lane or way now used in common by the said Henry Delafield and the heirs of the said Joshua Jones, deceased, which is situate Southeasterly of the said lane running through the said farm, and the right

and privilege of using in common with the said Henry Delafield, John Greenfield, Isaac Jones, Jr., and George Jones, respectively, and their respective heirs and assigns, that part of the said lane now used in common by the said Henry Delafield, John Greenfield and the heirs of the said Joshua Jones, deceased, which is situated Northwesterly of the Southeasterly side of the said lane running through the said farm, and the right and privilege of using in common with the said John Greenfield, Isaac Jones, Jr., and George Jones, respectively, and their respective heirs and assigns, the whole of the said lane running through the said farm as and for lanes, passages or ways so long as the said lanes shall respectively be continued and used as lanes or ways.

Subject, however, as to such part of the land hereby granted or so intended to be as now constitutes part of the lane now used in common by the said Henry Delafield and the heirs of the said Joshua Jones, deceased, as lies Southeasterly of the Southeasterly side of the said lane running through the said farm to the right, and privilege of the said Henry Delafield, his heirs and assigns, to make use of the same, together with all the rest of the land now constituting the said lane in common with the party of the fifth part, his heirs and assigns, as and for a lane, passage or way, so long as the land now constituting the last mentioned lane shall continue to be used as and for a lane, passage or way. And subject as to such part of the land hereby granted, or so intended to be, as now constitutes part of the lane now used in common by the said Henry Delafield and the heirs of the said Joshua Jones and by the said John Greenfield, lying Northwesterly of the Southeasterly side of the said lane running through the said farm to the right and privilege of the said Henry Delafield, John Greenfield, Isaac Jones, Jr., and George Jones, respectively, and their respective heirs and assigns, to make use of the same, together with the rest of the land now constituting the last mentioned part of the said last men-

tioned lane in common with the said party of the fifth part, his heirs and assigns, as and for a lane, passage or way, so long as the land now constituting the said part of the last mentioned lane shall continue to be used as and for a lane, passage or way, and subject as to such part of the land hereby granted, or so intended [to be, as now constitutes part of the lane running through the said farm to the right and privilege of the said John Greenfield, Isaac Jones, Jr., and George Jones, respectively, and their respective heirs and assigns, to make use of the same, together with the rest of the land now constituting the last mentioned lane in common with the said party of the fifth part, his heirs and assigns, as and for a lane, passage or way so long as the land now constituting the last mentioned lane shall continue to be used as and for a lane, passage or way.

EDWARD R. JONES and ELIZABETH, *his wife, of 1st part,*
GEORGE JONES and SERENA,
his wife, of 2d part, MARGARET PENDLETON, widow of
JAMES M. PENDLETON, *of 3d part, JOHN CHURCH CRUGER*
and FRANCES ANN, his wife, of 4th part.

DEED.
—

Dated 9 Nov., 1833.
Ack. 9 Nov., 1833.
Rec. 13 Nov., 1833.
305 Conveyances, 136.
Consideration, \$10.

to

ISAAC JONES, JR., *of 5th part.*

CONVEYS all the undivided parts or shares of the said parties of the first, second, third and fourth parts in—

All that certain piece or parcel of land situated, lying and being in the Twelfth Ward of the City of New York, being part of the farm or parcel of land and premises in the said Twelfth Ward which the said Joshua Jones, deceased, died seized of or entitled unto, and being now known and distinguished on a map of property in the Twelfth Ward belonging to the estate of Joshua Jones, deceased, being a map of the said farm made by Samuel S. Doughty and W. B. Doughty, City Surveyors, dated New York, October 16, 1833, and now on file in the office of the Register of the City and County of New York by the letter B. Bounded Southeasterly by the East River, Southwesterly by other part of the said farm distinguished on the last above mentioned map by the letter C, Northwesterly by land appropriated and used as and for a lane or way running through the said farm from the Southwesterly side thereof to the Northeasterly side thereof, and Northeasterly by other part of the said farm, distinguished on the last above mentioned map by the letter A, the said piece or parcel of land hereby granted and conveyed, or so intended to be, beginning at the East River at the Northeasterly corner of the said part of the said farm, distinguished on the last above-mentioned map by the letter C, and running along the said last mentioned part of the said farm, first Northwesterly three hundred and eighty-three feet (a locust post being placed on this line near its commencement at the said river), then Northeasterly two feet, and then Northwesterly five hundred and eighty-six feet nine inches to a locust post placed in the ground on the Southeasterly side of the said lane running through the said farm, then Northeasterly along the Southeasterly side of the said lane one hundred and sixty-three five inches to a locust post placed in the ground at the Southwesterly corner of the said part of the above mentioned farm, which is distinguished on the last above mentioned map by the letter A, then Southeasterly along the last mentioned part of the said farm one thousand and seven feet

three inches to the East River (a locust post being placed on the last mentioned line near its termination at the said river), and then Southwesterly along the said East River as it winds and turns to the place of beginning. Containing four acres and one hundred and forty-one thousandth parts of an acre of land, be the said contents more or less, as by reference to the last above-mentioned map will more particularly appear.

Also all that certain other piece or parcel of land situated, lying and being in the said Twelfth Ward of the City of New York, and being also part of the farm or parcel of land and premises in the said Twelfth Ward which the aforesaid Joshua Jones, deceased, died seised of or entitled unto, and being now known and distinguished on the last above mentioned map by the letter E, bounded Northwesterly by lands commonly called the Harlem Commons, North-easterly by other part of the said farm, distinguished on the last above mentioned map by the letter D, Southeasterly by the above mentioned lane, running through the said farm, and Southwesterly by the centre line between the street laid out by the Commissioners of Streets and Roads under the Act of the Legislature of the State of New York, entitled an act relative to improvements touching the laying out of streets and roads in the City of New York, and for other purposes by the name of Eighty-first Street, and the street laid out by the said Commissioners by the name of Eighty-second Street, the last mentioned piece or parcel of land hereby granted or so intended to be. Beginning at the said Harlem Commons at the above mentioned centre line between Eighty-first Street and Eighty-second Street, and running thence North-easterly along the same two hundred and thirty-four feet six inches to a locust post placed in the ground at the Southwesterly corner of the said part of the said farm, distinguished on the above mentioned map by the letter D, then Southeasterly along the last mentioned part of the said farm fourteen

hundred and forty-one feet to a locust post placed in the ground on the Northwesterly side of the said lane running through the said farm, then Southwesterly along the Northwesterly side of the said lane one hundred and sixty-seven feet to the centre line between the said Eighty-first Street and the said Eighty-second Street, and then Northwesterly along the said centre line fourteen hundred and twelve feet eight inches to the place of beginning. Containing six acres and five hundred and sixty-five thousandth parts of an acre of land, be the said contents more or less, as by reference to the last above mentioned map will more particularly appear.

And also three undivided fourth parts of all that part and portion of the said lane running through the said farm, which is bounded by a line beginning on the Northwesterly side of the said lane at the centre line between the said Eighty-first Street and Eighty-Second Street, and running thence North-easterly along the said Northwesterly side of the said lane one hundred and sixty-seven feet to the above mentioned locust post placed in the ground at the Northeasterly corner of the last above described piece or parcel of land ; then Southeasterly to a point where the Northeasterly boundary line of the last above described piece or parcel of land would, if extended, intersect the centre of the said lane ; then Northeasterly along the centre of the said lane to a point where the Northeasterly boundary line of the above described part of the said farm, which is distinguished on the last above mentioned map by the letter B, would, if extended, intersect the centre of the said lane ; then Southeasterly to the above mentioned locust post placed in the ground on the Southeasterly side of the said lane at the Northwesterly corner of the last mentioned part of the said farm ; then Southwesterly along the Southeasterly side of the said lane one hundred and sixty-three feet five inches to the above mentioned locust post placed in the ground on the South-

easterly side of the said lane, at the Southwesterly corner of the last mentioned part of the said farm; then Northwesterly to a point where the Southwesterly boundary line of the last mentioned part of the said farm would, if extended, intersect the centre of the said lane; then Southwesterly along the centre of the said lane to the centre line between the said Eighty-first and Eighty-Second Street, and then Northwesterly along the said centre line to the place of beginning.

And also the right and privilege of using in common with one John Greenfield and the said Edward R. Jones and George Jones, respectively, and their respective heirs and assigns, the whole of the said lane running through the said farm, and the right and privilege of using, in common with one Henry Delafield and the said John Greenfield, Edward R. Jones and George Jones, respectively, and their respective heirs and assigns, all that part of a certain lane or way on and along the Southwesterly part of the said farm now used in common by the said Henry Delafield, John Greenfield, and the heirs of the said Joshua Jones, deceased, which is situated Northwesterly of the Southeasterly side of the said lane, running through the said farm as and for lanes, passages or ways so long as the said lanes shall, respectively, be continued and used as lanes or ways, subject, however, as to such part of the land hereby granted, or so intended to be, as now constitutes part of the lane running through the said farm to the right and privilege of said John Greenfield, Edward R. Jones and George Jones, respectively, and their respective heirs and assigns, to make use of the same, together with the rest of the land now constituting the last mentioned lane, in common with the said party of the fifth part, his heirs and assigns, as and for a lane, passage or way, so long as the land now constituting the last mentioned lane shall continue to be used as and for a lane, passage or way.

EDWARD R. JONES and ELIZABETH, his wife, of 1st part,
 ISAAC JONES, JR., and MARY, his wife, of 2d part, MARGARET PENDLETON, widow of JAMES M. PENDLETON, of 3d part, JOHN CHURCH CRUGER and FRANCIS ANN, his wife, of 4th part,

to

GEORGE JONES, of 5th part.

DEED.

Dated 9 Nov., 1833.
 Ack. 9 Nov., 1833.
 Rec. 13 Nov., 1833.
 305 Conveyances, 148.
 Consideration, \$10.

CONVEYS all the undivided parts or shares of the said parties of the first, second, third and fourth parts in—

All that certain messuage and piece or parcel of land, situated, lying and being in the Twelfth Ward of the City of New York, being part of the farm or parcel of land and premises in the said Twelfth Ward, which the said Joshua Jones, deceased, died seised of, or entitled unto, and being now known and distinguished on a map of property in the Twelfth Ward belonging to the estate of Joshua Jones, deceased, being a map of the said farm, made by Samuel S. Doughty and W. B. Doughty, City Surveyors, dated New York, October 16, 1833, and now on file in the office of the Register of the City and County of New York, by the letter A. Bounded South-easterly by the East River, Southwesterly by other part of the said farm, distinguished on the last above mentioned map by the letter B, Northwesterly by land appropriated and used as and for a lane or way running through the said farm from the Southwesterly side thereof to the Northeasterly side thereof, and Northeasterly by lands and premises now or lately belonging to John Greenfield, the said piece or parcel of land hereby granted and conveyed, or so intended to be. Beginning at the

East River at the Northeasterly corner of the said part of the said farm, distinguished on the last above mentioned map by the letter B, and running along the said last mentioned part of the said farm Northwesterly one thousand and seven feet three inches to a locust post placed in the ground on the Southeasterly side of the said lane running through the said farm (a locust post being placed in the ground in this line near its said commencement at the said river); then Northeasterly along the Southeasterly side of the said lane, and in the same course with the said Southeasterly side of the said lane, one hundred and sixty feet to the said lands and premises now or lately belonging to the said John Greenfield, that is to say, to the centre of a certain piece or parcel of land left open for a lane or way there; then Southeasterly along the said lands and premises now or lately belonging to the said John Greenfield, that is to say, along the centre of the last mentioned lane six hundred and one feet eight inches to the termination of the last mentioned lane; then also Southeasterly also along the said lands and premises now or late of the said John Greenfield three hundred and fifty-five feet eight inches to the East River, and then Southwesterly along the said East River, as it winds and turns to the place of beginning. Containing four acres and one hundred and seventy-one thousandth parts of an acre of land, be the said contents more or less, as by reference to the last mentioned map will more particularly appear.

Also all that certain other piece or parcel of land situated, lying and being in the said Twelfth Ward of the City of New York, and being also part of the farm or parcel of land and premises in the said Twelfth Ward which the aforesaid Joshua Jones, deceased, died seised of or entitled unto, and being now known and distinguished on the last above mentioned map by the letter D. Bounded Northwesterly by lands commonly called the Harlaem Commons, Northeasterly partly by land and premises now or late of the estate of Yelles Hop-

per, and partly by land and premises now or late of John Greenfield, Southeasterly by the above mentioned lane running through the said farm, and Southwesterly by other part of the said farm distinguished on the last above mentioned map by the letter E, the last mentioned piece or parcel of land hereby granted, or so intended to be.

Beginning at the said Harlem Commons at the Northwesterly corner of the above mentioned part of the said farm distinguished on the last above mentioned map by the letter E, a locust post being placed in the ground there, and running thence Northeasterly along the same two hundred and thirty-six feet one inch to the above mentioned lands and premises now or late of the estate of Yelles Hopper, then Southeasterly along the last mentioned lands and premises twelve hundred and two feet six inches, then North-easterly also along the last mentioned lands and premises one hundred and fifty-six feet, five inches to the above mentioned lands and premises now or lately belonging to the said John Greenfield, then Southeasterly along the last mentioned lands and premises two hundred and seventy-four feet two inches to the Northwesterly side of the said lane running through the said farm, then Southwesterly along the Northwesterly side of the said lane two hundred and fifty-five feet six inches to the Northeasterly corner of the above mentioned part of the said farm, which is distinguished on the last above mentioned map by the letter E, a locust post being placed in the ground there, and then Northwesterly along the last mentioned part of the said farm fourteen hundred and forty-one feet to the place of beginning. Containing six acres and five hundred and sixty-five thousandth parts of an acre of land, be the said contents more or less, as by reference to the last above mentioned map will more particularly appear.

Also three undivided fourth parts of all that part and portion

of the said lane running through the said farm, which is bounded by a line beginning on the Northwesterly side of the last mentioned lane at the Southeasterly corner of the above described part of the said farm, which is distinguished on the last above mentioned map by the letter D, and running thence Northeasterly along the Northwesterly side of the last mentioned lane two hundred and fifty-five feet six inches to the above mentioned lands and premises now or late of the said John Greenfield, then Southeasterly along the last mentioned lands and premises to a point where the Southeasterly side of the last mentioned lane, if extended, would strike the last mentioned lands, then Southwesterly to and along the Southeasterly side of the last mentioned lane one hundred and sixty feet to the Southwesterly corner of the above described part of the said farm, which is distinguished on the last above mentioned map by the letter A, then Northwesterly on the same course with the Southwesterly boundary line of the last mentioned part of the said farm to the centre of the last mentioned lane, then Southwesterly along the centre of the last mentioned lane to a point where the Southwesterly boundary line of the above described part of the said farm, which is distinguished on the last above mentioned map by the letter D would, if extended, intersect the centre of the last mentioned lane, and then Northwesterly to the place of beginning.

And also the right and privilege of using in common with the said John Greenfield, his heirs and assigns, the above mentioned lane or way on and along the Northeasterly side of the above mentioned part of the said farm, which is distinguished on the last above mentioned map by the letter A, and the right and privilege of using in common with the said John Greenfield, Edward R. Jones and Isaac Jones, Junior, respectively and their respective heirs and asssigns, the whole of the above mentioned lane or way running through the said farm, from the Southwesterly to the Northeasterly sides thereof, and the right

and privilege of using in common with one Henry Delafield and the said John Greenfield, Edward R. Jones and Isaac Jones, Junior, respectively and their respective heirs and assigns all that part of a certain lane or way on and along the Southwesterly part of the said farm now used in common by the said Henry Delafield, John Greenfield and the heirs of the said Joshua Jones, deceased, which is situated Northwesterly of the Southeasterly side of the said lane running through the said farm as and for lanes, passages or ways so long as the said lanes shall respectively be continued and used as lanes or ways, subject however as to such part of the land hereby granted, or so intended to be, as now constitutes part of the lane on and along the Northeasterly side of the above mentioned part of the said farm, which is distinguished on the last above mentioned map by the letter A, to the right and privilege of the said John Greenfield, his heirs and asssigns, to make use of the same, together with all the rest of the lands now constituting that lane in common with the party of the fifth part, his heirs and assigns, as and for a lane, passage or way, so long as the land now constituting the last mentioned lane shall continue to be used as and for a lane, passage or way. And subject as to such part of the land hereby granted, or so intended to be, as now constitutes part of the said lane running through the said farm to the right and privilege of the said John Greenfield, Edward R. Jones and Isaac Jones, Junior, respectively, and their respective heirs and assigns, to make use of the same, together with the rest of the land now constituting the last mentioned lane in common with the said party of the fifth part, his heirs and assigns, as and for a lane, passage or way, so long as the land now constituting the last mentioned lane shall continue to be used as and for a lane, passage or way.

TITLE TO PARCELS C AND F.

EDWARD R. JONES to whom the said parcels were set apart on above partition died on 5 January, 1839.

*Last Will and Testament
of
EDWARD R. JONES,*

Dated 15 Sept., 1838.
Proved 22 May, 1839.
80 Wills, 8.

AFTER certain legacies and provisions not affecting the premises, the testator makes the following devise :

“ All and singular the rest, residue and remainder of my property and estate, both real and personal and howsoever and wheresoever situate, I do hereby give, devise and bequeath in such manner and proportion as the law of this State would have disposed of the same had I died intestate ; that is to say, one third part of my real estate to my wife, during her life, and the remaining two third parts of my estate, real and personal, including the remainder of the said third part of my real estate above given to my said wife after the termination of her life estate therein, to my four children Elizabeth S. Jones, Edward Jones, Joshua E. Jones and George F. Jones.”

Joshua E. Jones died on 10 January, 1839, intestate, unmarried and without issue.

ELIZABETH JONES, *widow of*
EDWARD R. JONES, *of 1st part,*
ELIZABETH S. JONES, *of 2d
part,* EDWARD JONES and
FANNY D., *his wife, of 3d part,*
GEORGE F. JONES and LUCRE-
TIA F., *his wife, of 4th part.*

PARTITION DEED.
Dated 12 October, 1848.
Ack. 17 October, 1848.
Rec. 18 October, 1848.
507 Conveyances, 594.
Consideration, annuity
and releases by co-
tenants.

RECITES will of Edward R. Jones, and that Elizabeth S.



AVENUE

SECOND

SEC

LANONE

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9			
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Jones and George F. Jones have agreed to purchase of their mother, Elizabeth Jones, all her interest in estate of Edward R. Jones for the consideration of an annuity of ten thousand dollars, most of which is secured by bond and mortgage made by said children upon certain parts of their father's real estate, and with which said Elizabeth S. Jones pronounces herself satisfied, and that said children have appointed Samuel Gifford, Jr., and James Cruikshank, to make partition; that they have made report in writing—

That lots numbered 200, 201, 202, 203, 140 to 165, both inclusive, 77, 78, 88 to 102, both inclusive, 109 to 112, both inclusive, 3, 4, 39 to 52, both inclusive, on annexed map fell to share of George F. Jones.

Lots 204 to 207, both inclusive, 166 to 191, both inclusive, 192 to 198, both inclusive, 103 to 108, both inclusive, 79 to 87, both inclusive, 27 to 38, both inclusive, 5 to 11, both inclusive, fell to share of Elizabeth S. Jones.

Lots 208 to 212, both inclusive, 199, 113 to 139, both inclusive, 53 to 76, both inclusive, 12 to 26, both inclusive, 1, 2, fell to the share of Edward Jones.

Each conveys to the other the premises so set apart to him or her, and the said Elizabeth Jones releases her dower in each.

TITLE TO PARCELS B AND E.

Isaac Jones, Jr., to whom the said parcels were set apart, on partition of estate of Joshua Jones, died intestate on 14 March, 1854, leaving him surviving Mary Jones, his widow, and William Henry Jones, Mary, wife of Regis De Trobriand, and Emily Jones, his only children and heirs at law.

SECOND

MAP
OF LANDS BELONGING TO
THE STATE OF
EDWARD R JONES

DECEASED
New York March 20th 1848
Surveyed by Gardner & Daye
City Surveyors

AVENUE

LAND BELONGING TO

AARON CLARK : LANDS NEW

EIGHT

AUGUST 1961

EIGHTY SECOND

ISAAC JONES

—EIGHTY EIRS

EIGHTIETH BELONGING

Division of owned Green allotted to George F Jones
" B " Brown " Elizabeth A Jones
" C " Red " Edward Jones

SEVENTY NINTH

112

STREET

INC TO ISAAC JONI

-STREET

STREET

STREET

East River

See petition for letters of administration, which were granted to Mary Jones on 28 March, 1854. Liber 58, Letters Administration, 392.

The widow and children of Isaac Jones exchanged certain gores of land with George Jones, the owner of lands on the North (see 690 Conveyances, pages 111 and 173), and also made similar exchanges with Edward Jones, an adjoining owner on the South (see 690 Conveyances, page 176). See also same liber, pages 180 and 182, for deeds of children granting the widow an estate equal to a dower right in the lands received in exchange. The annexed map shows the portion of the farm vested in the estate of Isaac Jones after said exchanges had been made. The following partition was thereupon made:

DEED OF PARTITION.

<i>MARY JONES, widow of ISAAC JONES, of 1st part, WILLIAM HENRY JONES and LYDIA, his wife, of 2d part, REGIS DE TROBRIAND and MARY, his wife, of 3d part, and EMILY JONES, of 4th part.</i>	Dated 8 Feb., 1856. Ack. { 8 Feb., 1856. 20 March, 1856. Rec. 25 April, 1856. 707 Conveyances, 234. Consideration, \$10.
---	---

RECITES partition and allotment to Emily Jones of lots numbered 24, 25, 10, 11, 12, 13, 39, 40, 41, 42, 43, 44, 45, 50, 51, 60, 61, 62, 63, 64, 74, 75, 85, 86, 87, 88, 89, 110, 111, 112, 119.

To Mary de Trobriand of lots 26, 27, 31, 32, 33, 34, 35, 36, 37, 38, 18, 19, 20, 21, 22, 23, 54, 55, 56, 57, 58, 59, 72, 73, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105.

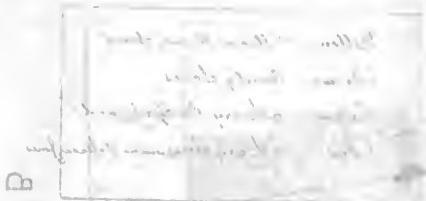
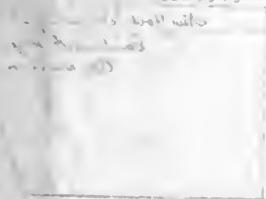
To William H. Jones of lots 1, 2, 4, 5, 6, 7, 8, 9, 46, 47, 48, 49, 65, 66, 67, 76, 79, 80, 81, 82, 83, 84, 93, 94, 95, 114, 115, 116, 117, 118, on map annexed.

Each conveys to the other the parcels set apart to him or her.

MAP OF LANDS

1874 AC 70112

1324 1213



B

111111



521111

VALLEY

ST

26th 1856
Major
Major

100	50	125
55	55	55
57	58	59
55	55	55

at 100 ft

Line

as

See 978 Conveyances, 202, and 982 Conveyances, 234, for deeds to Emily Jones by the widow and other heirs of Isaac Jones, Jr., of lot 113, intended to have been conveyed to her in above partition deed.

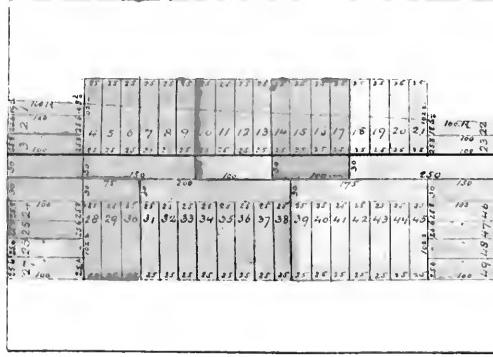
	DEED.
WILLIAM HENRY JONES <i>and</i>	
LYDIA, <i>his wife</i> , REGIS DE	Dated 8 Feb., 1856.
TROBRIAND <i>and</i> MARY, <i>his</i>	Ack. 8 Feb., 1856.
<i>wife</i> , <i>and</i> EMILY JONES,	Rec. 25 April, 1856.
<i>to</i>	707 Conveyances, 263.
MARY JONES.	Consideration, \$1 and release of dower.

CONVEYS lots 3, 28, 29, 30, 14, 15, 16, 17, 52, 53, 68, 69, 70,
71, 77, 78, 90, 91, 92, 106, 107, 108, 109, on Map 207.

PARCELS A AND D.

These portions of the tract are apparently still vested in George Jones, with the exception of certain gores of land on the Southerly boundary given in exchange (see 690 Conveyances, 173), and a few lots on North side of Eighty-third Street, west of Avenue A.

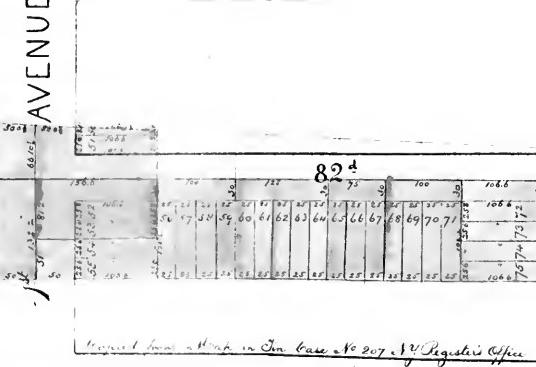
AVENUE



81st

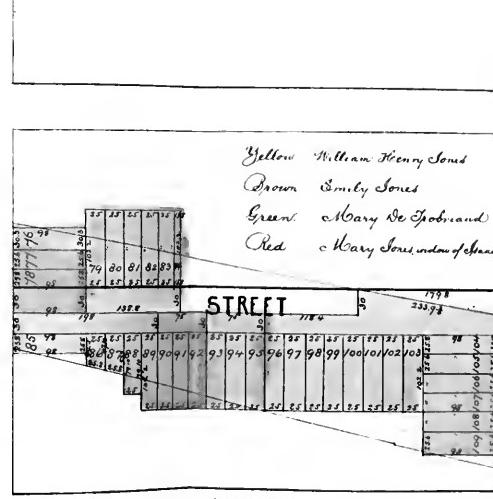
STREET

AVENUE



AVENUE

A



AVENUE

B



Notes.

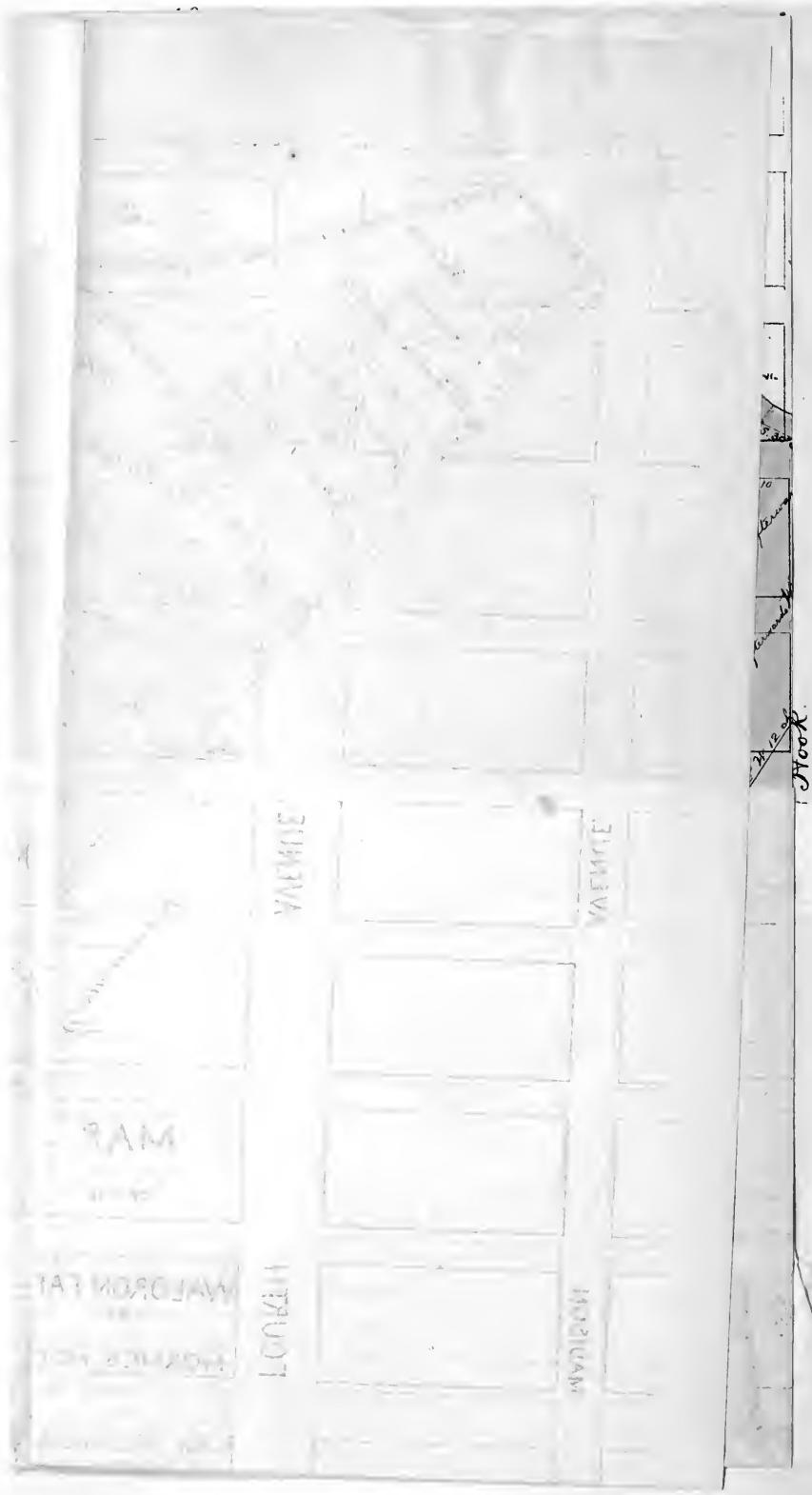
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THE WALDRON FARM.

This farm includes a large tract of land extending generally from about Eighty-third to Ninety-fourth Streets, and from the Harlem Commons to the East River.

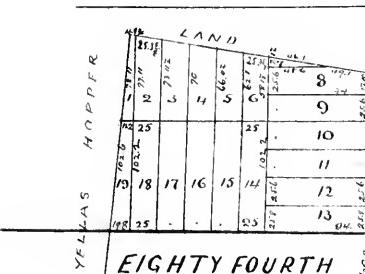
It is said to have been originally granted by Governor Stuyvesant to Baron Resolved Waldron. This Dutch grant would be confirmed by the following patents, issued by the Colonial Government, the farm in question being included within the limits of the premises therein described.

SIR RICHARD NICOLLS, *Governor, &c.,*
to
THE FREEHOLDERS AND INHABITANTS OF THE TOWN OF NEW HARLEM.

PATENT.
Dated — May, 1666.
Recorded in Secretary of State's Office, at Albany.
1 Patents, 42.

“ WHEREAS there is a certaine towne or Village commonly called and known by the name of New Harlem, scituate and being on the East part of this Island, now in the tenure and occupation of severall freeholders and Inhabitants who have been at considerable charge in building as well as manuring, planting and ffencing said towne and lands thereunto belonging.”

EIGHTY-FIFTH



EIGHTY FOURTH

FORMER				
30	37.70	37.32	37.32	37.32
38	38.3	38.3	38.3	38.3
37	37	37	37	37
36	36	36	36	36

EIGHTY THIRD

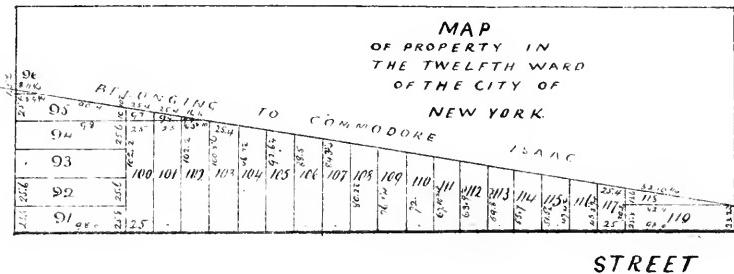
Surveyed July, 1834.
by
Sam'l S. Droughly
City Surveyor

AVENUE

100

STREET

Copied from Map of John Greenfield Tract in Case #6 589 My Register's Office



STREET

STREET

AVENUE

2

CHANNING
123
+ 730 00

810

122	98	25	22	-		
123			116	145	144	143
124						142
125						
126						
127			130	131	132	133
128						144
129	98	25	25	-		

Confirms unto the said ffreeholders and Inhabitants, their heirs, successors and assigns, and to each and every of them their particular lots and estates in the said towne or any part thereof. "The extent of their bounds shall be as followeth (vizt), that from the West side of ye fence of the sd towne a line be runne, due West foure hundred english poles without variacord of the compasse. At the end whereof another line being drawne to runne North and South with the variacord, that is to say: North to the very end of a certaine piece of meadow ground commonly called the round meadow, neare or adjoining to Hudson's River, and South to the saw mills over against Hogg Island, commonly called fferkins Island. It shall be the West bounds of their lands, and all the lands lying and being within the line so drawne North and South as aforesaid Eastward to the towne and Harlem River as also to the North and East Rivers shall belong to the towne."

SIR RICHARD NICOLLS, <i>Governor, &c.,</i> <i>to</i> THOMAS DELAVALL, JOHN VER- VELEN, DANIEL TURNER, JOOST OBLENE <i>and RE-</i> SOLVED WALDRON.	<div style="text-align: right;">PATENT.</div> <hr/> <div style="text-align: right;">Dated 11 Oct., 1667.</div> <div style="text-align: right;">Recorded in Secretary of State's Office, at Albany.</div> <div style="text-align: right;">4 Patents, 57.</div>
--	---

"WHEREAS there is a certaine towne or Village upon this Island Manhattans commonly called and known by the name of New Harlem, scituate, lying and being on the East parte of the Island, now in the tenure or occupation of severall of the ffreeholders and Inhabitants, who being seated there by authority have improved a considerable proporcon of the lands thereunto belonging, and also setted a competent number of Familyes thereupon capable to make a township.

"Gives and grants, ratifies and confirms to Thomas Delavall, John Vervelen, Daniel Turner, Joost Oblene and Resolved Waldron, as Patentees for and on behalf of themselves and their associates, the Freeholders and Inhabitants of the said Towne, their heirs, successors and assignes, all that tract together with the severall parcells of land which already have or hereafter shall be purchased or procured for or on behalf of the said towne within the bounds and lymits hereafter sett forth and expres't (vitz), that is to say, from the West syde of the fence of the said towne a lyne being runne due West," &c.
(The rest of the description is the same as previous patent.)

CONFIRMATION OF PATENT.

SIR THOMAS DONGAN, <i>Governor, &c.,</i>	<i>to</i>	Dated 7 March, 1686.
THOMAS DELAVALL, RESOLVED		
WALDRON, <i>et al.</i>		Recorded in Secretary of State's Office, at Albany.
		6 Patents, 192.

RECITES the former patents, confirms the same, and grants to them, for and in behalf of themselves and their associates, the freeholders and inhabitants of Harlem, the premises granted by the previous patent by about the same description.

Mr. William E. Glover, to whose valuable collection of abstracts I am much indebted in the present work, kindly furnished me with the following data respecting the Waldron family which he obtained from one of the heirs:

"Baron Resolved Waldron, the above named patentee, died seised of this farm in 1705, aged about ninety six years, leaving twelve children, and among them Samuel, the fourth son, who seems to have become the owner of said farm. Samuel died in 1740, leaving a number of children, and among them William, who became the subsequent owner thereof. William

Waldron, on December 5, 1769, died seised of the greater portion of said farm, leaving David, Samuel, John, Peter and Benjamin, his sons, and Toneka, Mary and Margaret, his daughters."

<i>Last Will and Testament of WILLIAM WALDRON.</i>	}	Dated 22 Aug., 1761.
Proved 15 Jan., 1770.		27 Wills, 208.

"ITEM: I do hereby give full power and absolute authority to my executors to sell, by one or more sales, in a convenient time after my decease, as much land or part of my farm as they, or the major part of them shall judge best, leaving my house and part of my farm for my wife to support herself and my under-aged children, unless my wife agree to have the whole sold and the conveyance or conveyances so to be made by my executors shall be good and effectual both in law and equity, and the money arising by the sale of the same shall be applied as before directed. Item: In case my aforesaid wife Antje shall remain my widow till my youngest child attains the age of twenty-one years, or day of marriage, then I will order and direct that my executors sell all the remainder of my estate, both real and personal, except such as is herein first given unto my wife and her heirs and assigns forever, and out of the money arising by the sale of the same to allow my wife a certain part, yearly, as before directed, and the remainder to be put and placed out at interest till my wife's decease, or till she re-marrie. If she should re-marrie I then give her a child's portion after my youngest child is of age; the remainder of my estate I will that the same shall be divided amongs my ten children, share and share alike, and to their several and respective heirs and assigns soever. Item: In case of the death of any of my children before they attajn the age of twenty-one years, or days of marri-

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age, or without lawful issue, I do hereby give and bequeath the share and shares of such so dying unto my wife and the survivour of my children, share and share alike, always allowing my wife one full child's part. Lastly, I do by these presents nominate, constitute and appoint my well beloved wife Antje, my son David and my friend John Bogert, Junior, executors of this my Last Will and Testament."

Letters Testamentary are granted to Antje Waldron and David Waldron on 15 January, 1770. See same Liber, page 208.

The subsequent title of the different portions of the Waldron Farm will be considered under the head of the various tracts into which it was sub-divided.

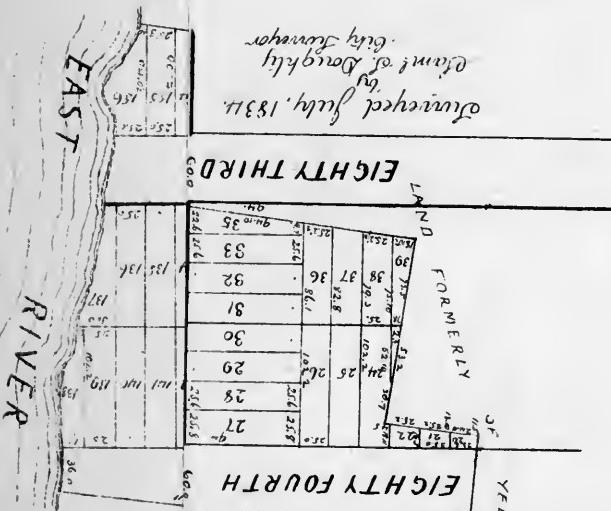
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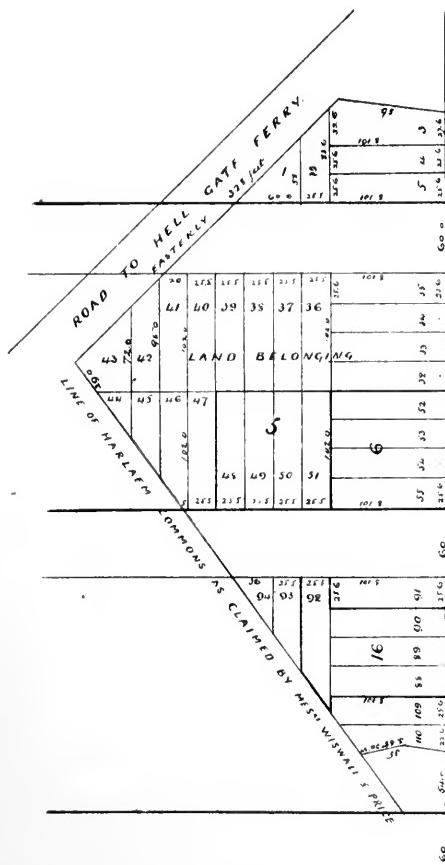
THE JOHN GREENFIELD TRACT.



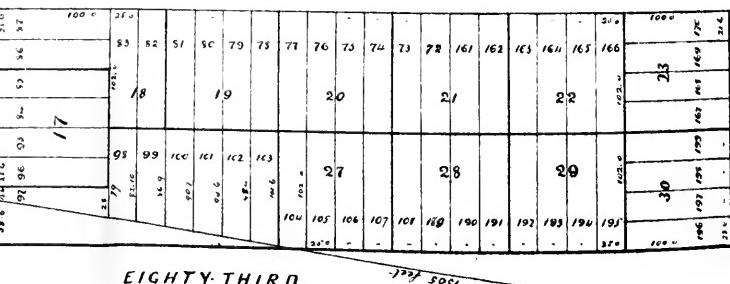
EIGHTY FOURTH		EIGHTY FIFTH	
LAND		LAND	
<i>FORMERLY</i>		<i>J.</i>	
35	34	35	36
33	32	37	38
31	30	36	35
29	28	37	36
27	26	38	39
25	24	39	40
23	22	41	42
21	20	43	44
19	18	45	46
17	16	47	48
15	14	49	50
13	12	51	52
11	-	53	54
10	-	55	56
8	-	57	58
6	-	59	60

XELKAS HOPPER

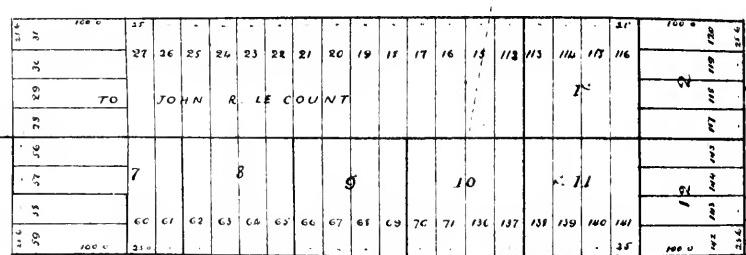
MAP
OF PROPERTY BELONGING TO
YELLAS HOPPER, DEC^o
SITUATED
IN THE TWELFTH WARD OF THE
CITY OF NEW YORK.



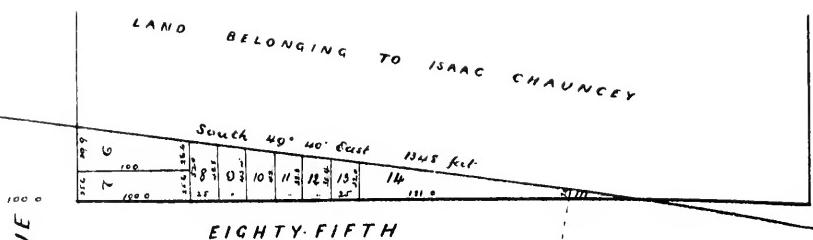
SECOND



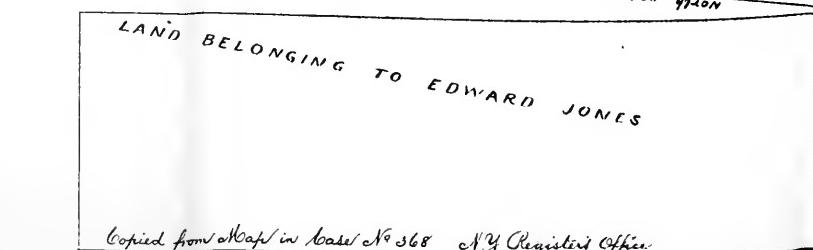
AVENUE



EIGHTY-FIFTH



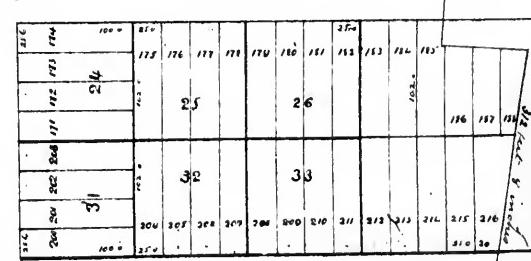
AVENUE



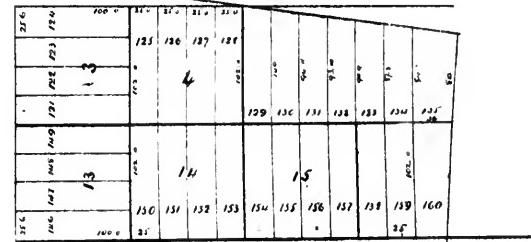
Copied from Map in book No 368 of N.Y. Register's Office.

FIRST

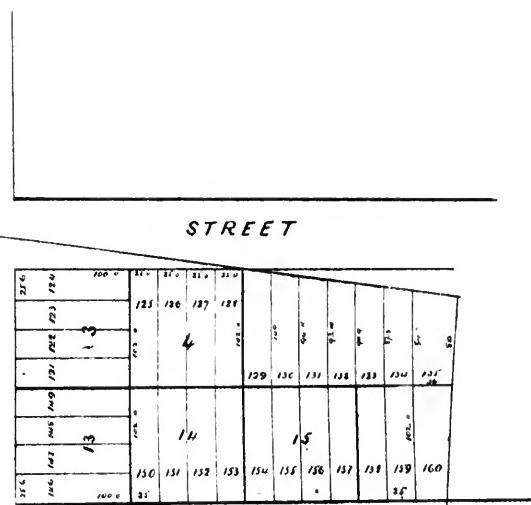
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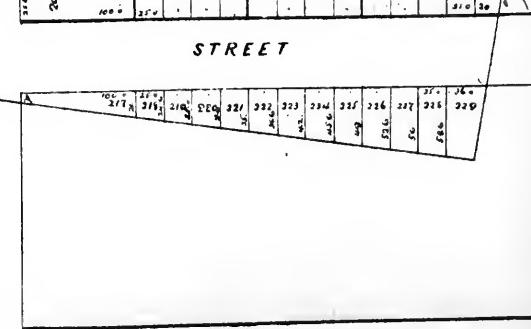
STREET



STREET



STREET



Notes.



100	45	21	21
100	45	21	21
100	45	21	21
100	45	21	21

21661

1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

ANALYST

1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4
1	2	3	4

21661



B



21661



THE JOHN GREENFIELD TRACT.

THIS tract is included in the said Waldron Farm at Hornshook, and comprises portions of the parcels colored yellow, blue and grey on a map of said farm, ante page 97.

We will first trace the title to the parcel colored yellow.

WALDRON, <i>of Hornshook,</i>	DEED. —
<i>to</i> JOHN BROWN.	

Not recorded, but recited in 38 Wills, 285.

CONVEYS a piece of land, adjoining the Benew Patent, containing about eight acres.

These premises became vested in Nathaniel Marston prior to 1759, to whom, however, there is no deed on record.

Last Will and Testament of NATHANIEL MARSTON.	Dated 8 February, 1776. Proved 1 Feb., 1779. 32 Wills, 41 and 38 Wills, 285.
---	---

I ALSO give and devise unto my said son John, and to his heirs and assigns forever, that part of the said Prospect farm above

excepted, adjoining to Jacob Le Roy, and running up to Benjamin Waldron's land, being that part of the said farm formerly purchased by John Brown, of Waldron of Hornshook, containing about eight acres, be it more or less.

JOHN MARSTON,

to

THOMAS MARSTON.

DEED.

Dated 5 June, 1795.
Proved 26 May, 1813.
Rec. 9 June, 1813.
103 Conveyances, 21.
Consideration, £900.

RECITES will of Nathaniel Marston and the devise therein to John Marston. CONVEYS all that the said lot, tract, piece or parcel of land and premises aforesaid in and by the said last Will and Testament devised and bequeathed to the said John Marston as aforesaid.

Thomas Marston purchased a small piece of land containing about an acre situate in the rear of the said eight acre piece above mentioned, the title to which is derived as follows. This piece is included in that part of the Waldron Farm sold to John Hopper, and colored gray on the map of the Waldron Farm, ante page 97.

DEED.

JOHN HOPPER,

to

YELLES HOPPER.

Dated 20 March, 1787.
Ack. 5 April, 1787.
Rec. 26 July, 1827.
224 Conveyances, 95.
Consideration, £720.

CONVEYS all that certain tract or parcel of land situate, lying and being at Hornshook in the outward of the City of New York. Beginning at the division line between New York and

Harlem, and running thence South six chains to land of Thomas Marston, thence along the land last mentioned, South forty eight degrees East twenty-four chains and ninety links to land of John Marston, thence along the land last mentioned North forty-two degrees East four chains and eighty links; thence North forty-nine degrees West twenty-eight chains and ninety-five links along land of Jacob Le Roy, the tract or parcel of land hereinafter mentioned and land of Mr. Marston to the place of beginning. Containing twelve acres and sixty-eight hundredths of an acre of land, be the same more or less.

YELLIS HOPPER,
and ELIZABETH, *his wife,*
to
THOMAS MARSTON.

DEED.
Dated 29 June, 1793.
Ack. 6 July, 1793.
Rec. 26 May, 1813.
102 Conveyances, 456.
Considerat'n 5 shillings.

CONVEYS all that certain tract or parcel of land situate, lying and being near Hornshook in the said outward and bounded as follows, to wit: Beginning at a line stone marked J. W., being the Easterly corner of Yellis Hopper's land, and running along the land formerly belonging to Jacob Le Roy, North fifty degrees and forty minutes West four chains and nine links; thence along the land belonging to said Yellis Hopper, South forty degrees and thirty minutes West four chains and seventy-four links to the land belonging to Thomas Marston; thence along the land of said Thomas Marston, South fifty degrees West four chains and nine links to a line stone marked J. B., and from thence along John Marston's land, North forty degrees and thirty minutes East four chains and seventy-seven links to the place of beginning. Containing one acre, three roods, thirty-five and a-half perches.

DEED.

THOMAS MARSTON, <i>to</i> PETER SCHERMERHORN, <i>and</i> WYNANT VAN ZANDT, Jr.	Dated 28 Jan., 1806. Ack. 28 Jan., 1806. Rec. 12 July, 1806. 72 Conveyances, p. 526. Consideration \$10,500.
---	--

CONVEYS all that certain piece or parcel of land situate, lying and being in the Ninth Ward of the City of New York, contained in the following boundaries, as the fences now stand, to wit: Beginning at the East River and running thence along the land belonging to Nicholas Cruger's estate North fifty degrees West twenty chains and five links to land of Yellis Hopper; then along said Hopper's line South forty-one degrees West four chains and seventy-two links to other land of said Thomas Marston; then along said Marston's line South fifty degrees and fifteen minutes East nineteen chains and sixty-eight links to the end of the rocks terminating at high water mark; then along the said East River to the place of beginning. Which said piece or parcel of land, from the annexed map, made by Charles Loss, one of the City Surveyors, contains nine acres, one rood and twenty-nine perches, together with any additional quantity of land which may be comprised in the foregoing boundaries. Excepting and reserving to him, the said Thomas Marston, his heirs and assigns, the right or privilege of, in and to the Harlem Commons which doth or may appertain to the said piece or parcel of land hereinbefore described and hereby intended to be granted.

Also, one equal moiety or undivided half-part of the land contained in a certain lane of eighteen feet in width and nine chains and seventy-nine links in length, as marked on the annexed map, running from the Southwesterly side of said piece or parcel of land hereinbefore granted and described into a certain other lane leading from said Thomas Marston's house into

the main or post road; which said lane of eighteen feet width shall forever hereafter be used and enjoyed in common by the said Peter Schermerhorn and Wynant Van Zandt, Jr., and their heirs and assigns, and the said Thomas Marston and his heirs and assigns.

And also the right and liberty to the said Peter Schermerhorn and Wynant Van Zandt, Jr., and their heirs and assigns forever, of using and enjoying, in common with the said Thomas Marston, his heirs and assigns forever, the said lane leading from said Thomas Marston's house into the main or post road (as the said lane is now in fence), along the line of said Thomas Marston and the late Doctor Baker, from the intersection thereof by the said first mentioned lane, as marked and distinguished on said annexed map, into the said main or post road.

DEED.

WYNANT VAN ZANDT, JR.,
and MARIA, *his wife*,
to
PETER SCHERMERHORNE.

Dated 25 July, 1807.
Ack. 25 July, 1807.
Rec. 17 May, 1830.
262 Conveyances, 296.
Consideration, \$1.

CONVEYS all the estate, right, title, interest, use, trust, property, claim and demand whatsoever, both at law and in equity, of the said Wynant Van Zandt, Jr., and his wife, of, in and to or out of all and singular that certain piece or parcel of land, being the Northerly part of the piece or parcel of land situate, lying and being in the Ninth Ward of the said City of New York, which was sold and conveyed by Thomas Marston to said Schermerhorne and Van Zandt in and by a certain deed executed by the said Marsten, bearing date the twenty-eighth day of January, in the year eighteen hundred and six, and recorded in the office of the Clerk of the City and County of New York, in Liber No. 72 of Conveyances, &c., page 526, the

12th day of July, 1806, which on a division made between said Schermerhorne and Van Zandt has fallen to the lot or share of said Schermerhorne, that is to say: Beginning at the land of Yelles Hopper, in the centre of said piece or parcel of land so granted and conveyed by said Thomas Marsten as aforesaid, and running from thence South fifty degrees and fifteen minutes East two hundred and sixty-eight feet and six inches to a lane of twenty feet in width, from the lane of eighteen feet in width mentioned in the deed of said Marsten, above mentioned as a lane in common leading from his house to the main road or highway; from thence on the same course South fifty degrees and fifteen minutes East five hundred and seventy-five feet and six inches along a lane of twenty feet in width; from thence on the same course along said lane (which then becomes twenty-two feet in width) one hundred and eighty-six feet; from thence on the same course one hundred and eighty-six feet to a stone wall, and from thence on the same course seventy-seven feet to the East River. Which lane or passage of twenty feet and twenty-two feet in width, as herein above mentioned, it is agreed upon between said parties, shall be and forever remain in common between them, and their heirs and assigns, and likewise the landing place of thirty-five feet on each side of said centre line, and thirty feet from the outer edge of the wharf towards said stone wall, and also the lane of twenty feet in width and one hundred and fifty-seven feet and ten inches in length from the lane of Thomas Marsten of eighteen feet in width, as said several lanes or passages are laid down in the annexed survey or plan, made and signed by Charles Loss, City Surveyor, and dated New York, June 27, 1807.

The remainder of the tract in question is included in the part of the Waldron Farm sold to Jacob Le Roy, and colored blue on the map of that farm, ante page 97.

WILLIAM WALDRON,
and ANTJE, his wife,
to
 JACOB LE ROY.

DEED.

Dated 29 Nov., 1759.
 Not recorded, but re-
 cited in the following
 deed.

CONVEYS all that certain lot, piece or parcel of land situate, lying and being in the Seventh, late the outward of the City of New York, bounded and described as follows: Beginning at the Easterly corner of the land of Nathaniel Marston, at the East River, and thence running back from the River North forty-six degrees thirty minutes West twenty-one chains; thence North forty degrees fifteen minutes East eight chains and sixty links; thence South fifty-eight degrees thirty minutes East nineteen chains and ninety links to the East River aforesaid; then along the said River, including the soil to high water mark, South thirty-three degrees fifteen minutes West twelve chains and thirty-two links to the place of beginning. Containing twenty-one acres and one-quarter of an acre, be the same more or less.

There appears a variance of about four degrees in the first course in the above deed from that given in deed from Marston to Schermerhorn and Van Zandt, Jr. (ante page 106).

There is also a similar variance in the second course from that given in the deeds of the Hopper Tract (post page 122).

JACOB LE ROY
and CATHARINE, his wife,
to
 JAN BOERS.

DEED.

Date 22 August, 1792.
 Ack. 25 August, 1792.
 Rec. 22 Sept., 1792.
 47 Conveyances, 560.
 Consideration £1,700.

CONVEYS same premises with other property.

DEED.

JAN BOERS,
to
ROBERT T. KEMBLE.

Dated 12 Nov., 1793.
Ack. 13 Nov., 1793.
Rec. 14 Dec., 1831.
280 Conveyances, 166.
Consideration, £1,825.

CONVEYS same premises by same description.

DEED.

ROBERT T. KEMBLE
and MARY, his wife,
to
NICHOLAS CRUGER.

Dated 8 May, 1794.
Ack. 8 May, 1794.
Rec. 14 December, 1831.
280 Conveyances, 169.
Consideration, £2,100.

CONVEYS same premises by same description.

*Last Will and Testament
of
NICHOLAS CRUGER.*

Dated 22 Feb., 1791.
Prov. 24 Sept., 1800.
43 Wills, 287.

AFTER directing payment of his debts and funeral expenses, and bequeathing an annuity of £150 to his uncle John Cruger, the testator provides as follows: "Item, the rest and residue of my estate, both real and personal, I will and devise in manner following, that is to say: I give, devise and bequeath one-third part thereof to my beloved wife, Ann Cruger, and to her heirs and assigns forever."

"Item: I give, devise and bequeath the remaining two-third parts of my estate, both real and personal, to my children, sons and daughters, as well those of my first marriage, as those of my second, to be divided among them, share and share alike.

And I do hereby order my Executors, hereinafter named, to pay to each of them their said separate shares, on their arriving at the age of twenty-one years. But should any or either of my said children die before attaining the age of twenty-one years and without issue, then it is my will that his, her or their shares shall lapse, and that the same go to and be equally divided among his, her or their surviving brothers and sisters, or such of them as survive, share and share alike."

The tract in question having been acquired after making the above Will, the said Nicholas Cruger died intestate as to the same, leaving him surviving his widow and seven children, as follows:

1. Bertram P. Cruger.
2. Henry N. Cruger.
3. Nicholas Cruger.
4. Elizabeth (Peggy) Towers, widow of John Towers.
5. Catherine Cruger, who married William Bard in 1802.
6. Mary (or Polly) Cruger, who married Henry Cruger in 1802.
7. Sarah Cruger (a child by his second wife), who married William Heyward in May, 1804.

Elizabeth Towers, one of the above named children, married Alexander Maitland in May, 1801; her said husband died in September, 1801, and she died in October of the same year.

*Last Will and Testament
of
ELIZABETH MAITLAND*

} Not proved in New York Surrogate's Office, but recited in bill in the suit of Cruger vs. Rogers, filed Nov. 2, 1807.

DEVISES all her estate to her four minor children.

She left her surviving four infant children by her former husband, viz:

1. Ann Towers.
2. Margaret Towers.
3. Catharine Towers.
4. Mary Towers.

SUPREME COURT.

BERTRAM P. CRUGER, NICHOLAS CRUGER, HENRY N. CRUGER, WILLIAM BARD and CATHERINE, *his wife*, and HENRY CRUGER and MARY *his wife*,
vs.

WILLIAM HEYWARD and SARAH *his wife*, ANN TOWERS, PEGGY TOWERS, CATHERINE TOWERS and MARY TOWERS.

1804—November 23. Petition for partition filed.

November 23. Bertram P. Cruger appointed guardian for Ann Towers, Peggy Towers, Catherine Towers and Mary Towers.

November 23. William Heyward and wife appear and confess.

November 24. Partition ordered.—John Lawrence, John E. Seaman and Samuel Gouverneur appointed Commissioners.

1805—May 11. Henry W. White appointed Commissioner in place of John E. Seaman.

May 18. Commissioners report that sale is necessary.

- 1805—May 18. Order of Sale entered.
 1811—October 24. Edward W. Laight appointed Commissioner in place of John Lawrence, deceased.
 1814—May 13. Rule making William Rogers and Ann Rogers parties to suit.

On 8th April, 1808, an act of the legislature was passed allowing the children of Mrs. Tower to take real estate as if they were natural born citizens. See Laws 31 session, page 221.

SAMUEL GOUVENEUR, HENRY WHITE and EDWARD W. <i>LAIGHT, Commissioners of Partition,</i> <i>to</i> PETER SCHERMERHORN.	DEED. <hr/> Dated 12 Sept., 1815. Ack. 23 Sept., 1815. Rec. 4 November, 1815. 111 Conveyances, 415. Consideration, \$20,000.
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CONVEYS all that tract of land and farm in the — Ward of the City and County of New York, beginning at a stake placed at high water mark on the East River, adjoining the land of Peter Schermerhorn; thence running along said Schermerhorn's land North forty-eight degrees thirty minutes West twenty-one chains ten links to land of one Hopper; thence along said Hopper's land North thirty-seven degrees thirty minutes East three chains eighty-one links; thence North forty-nine degrees twenty minutes West twenty chains twenty-five links to the road leading to Hellgate ferry; thence along said road North seventy-seven degrees fifteen minutes East three chains thirty-five links; thence North eighty-seven degrees thirty minutes East two chains; thence South forty-nine degrees East six chains sixty links; thence South seventy-seven degrees twenty minutes East eight chains sixty-three links; thence South twenty-eight degrees East one chain thirty links; thence South

twenty degrees West three chains sixty links; thence South sixty degrees East eighteen chains ninety-seven links to the rear of the ferry house; thence South twenty-nine degrees forty-five minutes West eighty-three links; thence South sixty-six degrees fifteen minutes East one chain; thence South five degrees East sixty links; thence South forty-five degrees East fifty-two links to the river; thence along the river at high water mark South thirty-eight degrees West seventy-three links; thence South forty-one degrees West one chain fifty-one links; thence South forty-five degrees West seventy-four links; thence North thirty-nine degrees West forty-two links; thence South thirty-two degrees thirty minutes West six chains forty-seven links; thence South forty-six degrees West one chain to the place of beginning. Containing thirty acres, one rood and thirty-four poles.

Thus Peter Schermerhorn became seised of the residue of the tract in question.

Last Will and Testament

of

PETER SCHERMERHORN.

Dated 25 Nov., 1824.
Proved 6 Feb., 1826.
60 Wills, 81.
Proved also in Supreme
Court.
B. Wills, 296.

AFTER many bequests, testator devises one-fifth of all the residuum of his estate, real and personal, unto his son Peter, his heirs and assigns, one-fifth to his son Abraham, his heirs and assigns; one-fifth to his daughter Elizabeth, her heirs and assigns; one-fifth to his executors, in trust to pay such portion of the income and profits thereof, as they may deem best to his son John for life, and to accumulate the residue during his life, and on his decease to divide the principal among his children living at death of testator, and the remaining one-fifth to his executors to pay such portion of the income as they may think proper to his daughter Jane for life, and to accumulate the residuum during her life, and on her decease to divide same among her

children. The testator then gives to his executors a power of sale in the following terms: "Item: believing it to be for the interest of my children, I recommend and authorize my said executors not to make an actual division of the above mentioned residuum until they my said executors, or the major part of them, deem it advisable, but that the net income (after deducting expenditures for improvements, assessments, taxes and repairs) be divided, paid and disposed of by my executors as hereinafter particularly mentioned, and that when such division shall become advisable, the said residuum be sold and legal and proper conveyances be executed therefor by my executors, or the major part of them, or the survivors or survivor of them, or any person who may be appointed by my executors, or the major part of them, or the survivors or survivor of them, and the proceeds thereof disposed of as hereinbefore directed."

Appoints his sons Peter Schermerhorn, Junior, and Abraham Schermerhorn and his son-in-law Edward R. Jones his executors.

Letters testamentary were granted to all three executors.
See Liber 60, Wills, page 86.

ABRAHAM SCHERMERHORN and
EDWARD R. JONES, *two of the*
Executors of PETER SCHER-
MERHORN,
to
JAMES LLOYD.

DEED.

Dated 30 October, 1830.
Ack. 30 October, 1830.
Rec. 5 Nov., 1830.
265 Conveyances, 508.
Consideration, \$17,750.

CONVEYS the portion of the tract in question conveyed to Peter Schermerhorn, by Wynant Van Zandt, Jr., by deed recorded in Liber 262, Conveyances, 296, by substantially the same description as that deed, and conveys also "all that certain other lot, piece or parcel of land situated, lying and being

in the said Twelfth (formerly Ninth) Ward of the said City of New York, adjoining and lying Northerly of the said lot, piece or parcel of land hereinbefore particularly described, and hereby conveyed, or intended so to be. Beginning at a stake placed at high water mark, on the East River, adjoining said lot of land hereby conveyed; thence running along said land North forty-nine degrees West thirteen hundred and ninety-eight feet six inches; thence North thirty-eight degrees East two hundred and fifty-two feet; thence South forty-seven degrees forty-five minutes East one thousand and fifty-six feet; thence South fifty-one degrees thirty minutes East three hundred and forty-six feet six inches; thence South twenty-nine degrees fifteen minutes West twenty-three feet; thence South thirty-six degrees forty-five minutes West one hundred and thirty-two feet; thence South forty-four degrees fifteen minutes West eighty-three feet one inch to the place of beginning. Containing seven acres, two roods and thirty-two perches, as the same is laid down in a certain other survey or plan, made by Edward Doughty, City Surveyor, the sixteenth day of February, 1816, and attached to the first mentioned survey or plan, a copy of both of which surveys or plans is hereto annexed, and to which reference is hereby made for the better understanding of the aforesaid boundaries, courses and distances, both of the said pieces or parcels of ground, containing together twelve acres and thirty-eight and a half perches."

Last Will and Testament

of

JAMES LLOYD.

Dated 27 October, 1827.
Proved in Suffolk Co.,
Massachusetts.
Rec. in New York Sur-
rogates' Office.
67 Wills, 284.

APPOINTS Samuel Hubbard, John Borland and William

Parkinson Greene the Executors and Trustees under his will, giving them full power to sell his real estate and make conveyances thereof.

By codicil dated 18th September, 1829, he revokes the residuary devise in his will, and substitutes other devisees in place of those named in the will. Also appoints thereby John Pickering and Edward Craft as Co-executors and Co-trustees.

By second codicil, dated 16 November, 1830, and proved in New York Surrogate's office on 21 June, 1831, (See Liber 67 Wills, 255), he provides as follows: "First, in addition to the bequests, legacies or devises in my said last Will and Testament, and my said former codicil, or either of them, contained in favor or for the benefit of my dearly beloved wife Hannah, I do, by this my second codicil, give, devise and bequeath to her and to her heirs, executors, administrators and assigns forever, the sum of fifteen thousand dollars, and also all and singular that certain country seat, farm, tract of land and real estate with the hereditaments and appurtenances, situate at or near Hurlgate, in the City and County of New York, which I have recently purchased of and from the executors of Peter Schermerhorn, deceased. * * And I further authorize and empower my said executors to sell and convey my said country seat with the appurtenances at or near Hurlgate, by and with the approbation and concurrence of my said wife, after due and sufficient notice by public advertisement; the proceeds of the said sales to be paid over by my said executors to my said wife for her own use and benefit."

Letters testamentary were granted to all the executors, except Edward Craft, by the Surrogate of New York County. See Liber 1 Letters Testamentary, page 199.

SAMUEL HUBBARD, JOHN BOR-
LAND, JOHN PICKERING and
WILLIAM P. GREENE, Execu-
tors of JAMES LLOYD,
of 1st part,
HANNAH LLOYD, *widow of*
JAMES LLOYD, *of 2d part,*
to
JOHN GREENFIELD.

DEED.

Dated 7 April, 1832.
Ack. 7, 20, and 25
April, 1832.
Rec. 30 April, 1832.
284 Conveyances, 298.
Consideration, \$15,000.

CONVEYS same premises by same description.

Last Will and Testament
of
JOHN GREENFIELD.

Dated 31 Dec., 1832.
Proved 2 April, 1835.
72 Wills, 307.

AFTER certain legacies and devises testator provides as follows: "And as to the rest, residue and remainder of my estate, real and personal, whatsoever and wheresoever, as well that which I now have or which I may hereafter acquire and die possessed of, I give and dispose of the same, after my just debts and funeral expenses shall be first paid thereout in the manner following, that is to say: to my son John V. Greenfield, I give two-fifths parts thereof; to my daughter Sarah M. Greenfield, I give two-fifths parts thereof, and I give the remaining fifth part thereof to my son James H. Greenfield." He charges his son John V. Greenfield and his daughter Sarah M. Greenfield with the support of Jenet Frazer, and gives his executors the following power of sale: "I do hereby constitute and appoint my wife Sarah Greenfield and my son John V. Greenfield, executrix and executor of this my Last Will and Testament, and I do hereby authorize and empower my executors and executrix,

and the survivor of them, to sell and convey all the lands and real estate I now have or which I may hereafter acquire and die possessed of, by public auction or private contract, at such time and times, in such parcels and upon such terms as they or the survivor of them shall think proper, and in case such sale shall be made by public auction in the months of December, January or February, in any year, at the Merchant's Exchange, in the City of New York, then it shall and may be lawful for my executors, or either of them, to become purchasers at such sale of any part of my real estate hereby authorized to be sold and conveyed by them."



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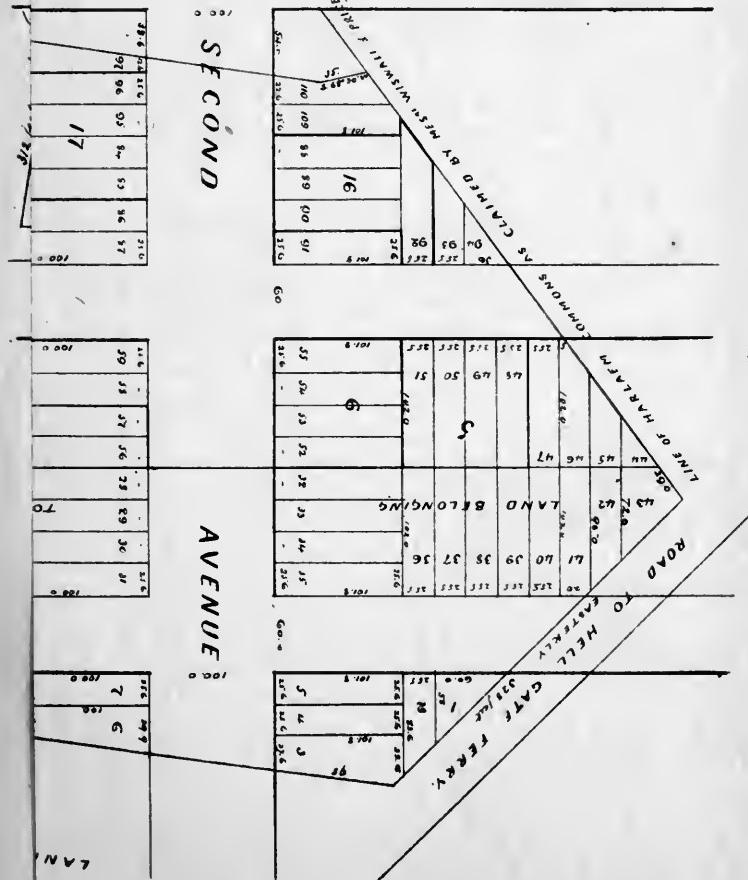
CITY OF NEW YORK

IN THE TWELFTH WARD OF THE

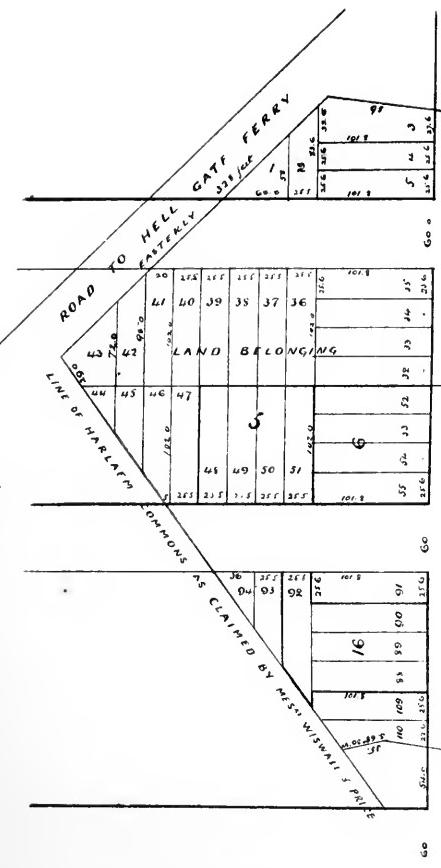
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OF PROPERTY BELONGING TO
YELLAS HOPPER, DEC^o

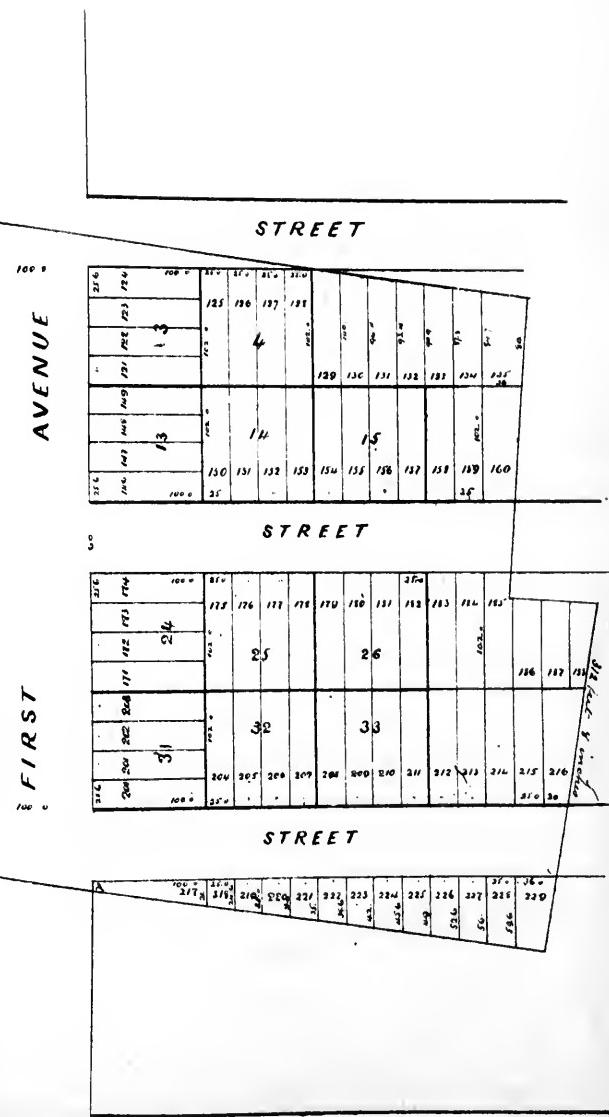
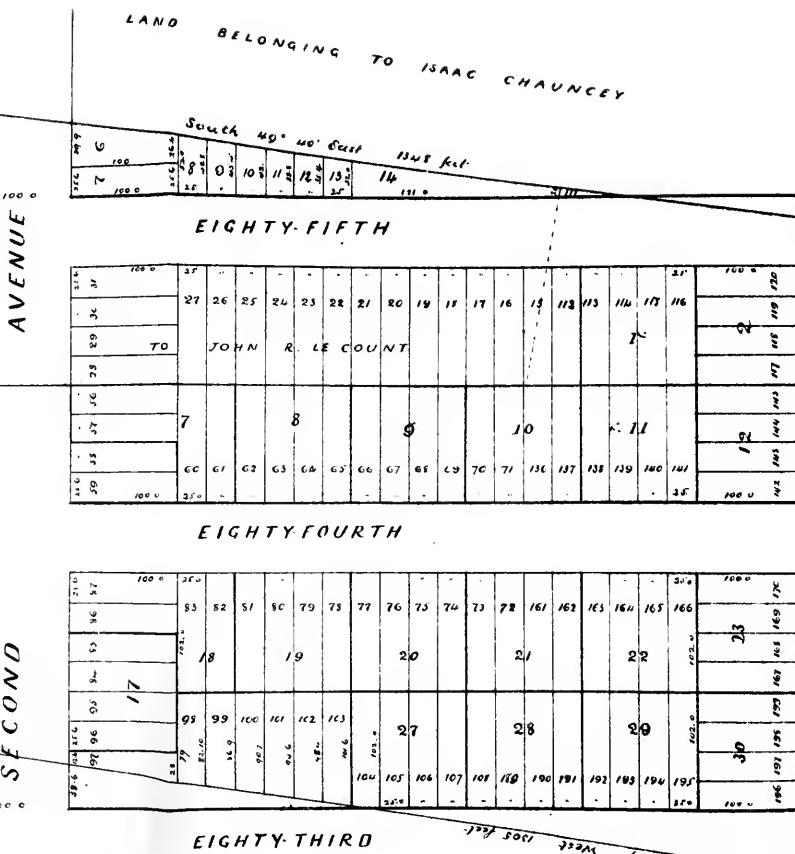
MAP



MAP
OF PROPERTY BELONGING TO
YELLAS HOPPER, DEC^O.
SITUATED
IN THE TWELFTH WARD OF THE
CITY OF NEW YORK.



LAND BELONGING TO EDWARD JONES



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THE YALLAS HOPPER TRACT.

This tract is part of the said Waldron Farm, and comprises the parcel colored green and portions of the parcels colored red and gray on the map of said farm, ante page 97, and also includes the rope walk shown on said map.

The parcel colored red was vested in William Waldron prior to 1765, while the portion colored gray was then vested in Benjamin Waldron. There are no deeds on record of these two parcels either from the Waldrons or to John Hopper.

DEED.

JOHN HOPPER	Dated 20 March, 1787.
to	Ack. 5 April, 1787.
YELLES HOPPER.	Rec. 26 July, 1827.
	224 Conveyances, 95.
	Consideration, £720.

CONVEYS all that certain tract or parcel of land situate, lying and being at Hornshook in the outward of the City of New York. Beginning at the division line between New York and Harlem, and running thence South six chains to land of Thomas Marston, thence along the land last mentioned South forty eight degrees East twenty-four chains and ninety links to land of John Marston ; thence along the land last mentioned North forty-two degrees

East four chains and eighty links, thence North forty-nine degrees West twenty-eight chains and ninety-five links along land of Jacob Le Roy, the tract or parcel of land hereinafter mentioned, and land of Mr. Marston to the place of beginning. Containing twelve acres and sixty-eight-hundredths of an acre of land, be the same more or less.

And also all that certain tract or parcel of land situate, lying and being next to and adjoining the said tract or parcel of land hereinbefore described. Beginning at the said division line between New York and Harlem, at the same place where the above mentioned tract first began, and running thence North seventy-eight degrees East eight chains, thence East two chains and forty links, thence South fifty degrees East six chains and twenty-four links, thence South seventy-seven degrees East three chains, thence South forty-one degrees West five chains, thence South forty-nine degrees East seven chains and seventy links (all which six courses last mentioned run along land of the late William Waldron, deceased), thence South thirty-seven degrees West three chains and seventy-four links along land of Mr. Le Roy to the rope walk, thence along the said rope walk North forty-nine degrees West three chains and eighteen links, thence South thirty-seven degrees West thirty eight links across the rear of the said ropewalk to the said tract or parcel of land first above mentioned, thence along the same North forty-nine degrees West ten chains and ninety-two links to Mr. Marston's woodland, thence along the said woodland North twenty-eight degrees East three chains and seventy links, thence along the same North fifty degrees West five chains and twenty-five links, thence along the same South forty-one degrees West three chains and twenty-eight links to the said first above mentioned tract, and thence along the same North forty-nine degrees West three chains and thirty links to the place of beginning. Containing eleven acres and twenty-seven-hundredths of an acre of land, be the same more or less.

The parcel colored green was a wood lot belonging to Mr. Marston. The following is the first deed on record affecting the title thereto.

DEED.

THOMAS MARSTON,

to

YELLES HOPPER.

Dated 29 June, 1793.
Proved 6 July, 1793.
Rec. 26 July, 1827.
224 Conveyances, 99.
Considerat'n, 5 shillings.

CONVEYS all that certain piece or parcel of land situate, lying and being near Hoorn's Hook in the said outward and within the farm of the said Yellis Hopper, bounded as follows, to wit: Beginning at a line stone marked J. B., forming the South-easterly corner of said piece of land, and running along the land belonging to the said Yellis Hopper, North thirty-seven degrees and twenty minutes East three chains and sixty-eight links to a line stone marked J. W.; thence along said Yellis Hopper's land North fifty degrees and five minutes West five chains and twenty-six links to a line stone marked J. W.; thence along said Hopper's land South forty degrees and ten minutes West three chains and sixty-three links to a line stone marked J. B., and thence South forty-nine degrees and thirty minutes East five chains and forty-seven links to the place of beginning. Containing one acre, three rods and thirty-five and a-half perches.

The title to the "rope walk" is as follows:

WILLIAM WALDRON *and* ANTJE,*his wife,**to*

JACOB LE ROY.

DEED.

Dated 10 July, 1765.
Not recorded, but re-cited in the following deed.

CONVEYS all that certain lot, piece or parcel of land, situate

in the Seventh, late the outward of the City of New York, and adjoining to the Westerly corner of the premises conveyed by the previous deed, bounded and described as follows, to wit: which piece or parcel of land extends in length from the land of the said Jacob Le Roy, above mentioned, towards the Northwest two hundred feet, the course of the Southwest side thereof being the same course as the Southwest side of the land that the said William Waldron formerly sold to the said Jacob Le Roy, as above mentioned, to wit: North forty-six degrees thirty minutes West, and is upon a line continued from the line on the Southwest side of the land formerly sold to the said Jacob Le Roy, by the said William Waldron, and the said lot, piece or parcel of land hereby granted extends from the Southwest side above mentioned Northeasterly twenty-five feet in breadth, and is bounded on the Southeast end on the land of said Jacob Le Roy, on the Northeast side, and on the Northwest end by land of the said William Waldron, and on the Southwest by the land of Benjamin Waldron.

DEED.

JACOB LE ROY and CATHERINE, <i>his wife,</i> to JAN BOERS.	Dated 22 August, 1792. Ack. 25 August, 1792. Rec. 22 Sept., 1792. 47 Conveyances, 560. Consideration, £1,700.
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CONVEYS same premises with other property.

DEED.

JAN BOERS, to ROBERT T. KEMBLE.	Dated 12 Nov., 1793. Ack. 13 Nov., 1793. Rec. 14 Dec., 1831. 280 Conveyances, 166. Consideration, £1,825.
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CONVEYS same premises.

DEED.

ROBERT T. KEMBLE, and MARY,
his wife,
to
 NICHOLAS CRUGER.

Dated 8 May, 1794.
 Ack. 8 May, 1794.
 Rec. 14 Dec., 1831.
 280 Conveyances, 169.
 Consideration, £2,100.

CONVEYS same premises.

It is presumed that Yelles Hopper acquired title to this piece prior to 1800, from Nicholas Cruger; no deed thereof appears on record, but the same is included on the map of his farm.

The deed from the Commissioners of Partition of the estate of said Nicholas Cruger, in September, 1815, describes said rope walk as being "land of one Hopper." See Liber III of Conveyances, page 415.

Yelles Hopper made the following conveyances of parts of his said farm in his life time:

DEED.

YELLIS HOPPER and ELIZABETH
his wife,
to
 THOMAS MARSTON.

Dated 29 June, 1793.
 Ack. 6 July, 1793.
 Rec. 26 May, 1813.
 102 Conveyances, 456.
 Consideration, 5 shillings.

CONVEYS all that certain tract or parcel of land situate, lying and being near Hoorn's Hook in the said outward, and bounded as follows, to wit: Beginning at a line stone marked J. W., being the Easterly corner of Yellis Hopper's land, and running along the land formerly belonging to Jacob Le Roy North fifty degrees and forty minutes West four chains and nine links; thence along the land belonging to said Yellis Hopper South forty degrees and thirty minutes West four chains and seventy-four links

to the land belonging to Thomas Marston ; thence along the land of said Thomas Marston South fifty degrees West four chains and nine links to a line stone marked J. B., and from thence along John Marston's land North forty degrees and thirty minutes East four chains and seventy-seven links to the place of beginning. Containing one acre, three roods, thirty-five and a-half perches.

The property described in the above deed is part of the Jones and Greenfield Tracts, elsewhere shown.

DEED.

YALLAS HOPPER
to
NICHOLAS CRUGER.

Dated 10 Oct., 1795.
Ack. 10 October, 1795.
Rec. 14 Dec., 1831.
280 Conveyances, 172.
Considerat'n, £366, 10s.

CONVEYS all that certain tract of land, consisting of four acres, two roods and thirteen perches, situate, lying and being in the Seventh, late the Outward, of the City of New York, beginning at the Northwesternmost corner of the land belonging to the said Nicholas Cruger, adjoining the road leading to Hellgate ferry, and running along the property of the said Nicholas Cruger South forty-two degrees fifteen minutes West four chains eighty-nine links ; thence South fifty degrees forty-five minutes East seven chains seventy-four links to the lane leading from the house of the said Nicholas Cruger to the said road ; thence along said lane South forty-one degrees West thirty-three links ; thence along the land of the said Yallas Hopper North fifty degrees forty minutes West twenty chains fifteen links to said road leading to Hellgate ferry ; thence along said road North seventy-six degrees fifteen minutes East two chains ninety-six links ; thence North eighty-seven degrees fifteen minutes East two chains twenty-nine links ; thence South fifty de-

grees forty-five minutes East six chains sixty-one links; thence South seventy-eight degrees fifteen minutes East two chains ninety-one links to the above mentioned place of beginning.

The above description includes all of the property conveyed to Yellis Hopper, lying North of that part which is shown on map of the estate of Yellis Hopper, ante page 121.

DEED.

YELLIS HOPPER
and AMY, his wife,

to

DANIEL SMITH.

Dated 18 Nov., 1826.
Proved 6 April, 1827.
Rec. 24 April, 1827.
219 Conveyances, 153.
Proved 14 Jan., 1851.
Re-rec. 30 Jan., 1851.
561 Conveyances, 333.
Consideration, \$1,400.

CONVEYS all that certain piece, parcel or tract of land situate, lying and being in the Twelfth Ward of the City of New York and adjoining the road that leads to Hurlgate ferry, and described as follows, viz.: Southerly by the centre line between Eighty-fourth and Eighty-fifth Street Easterly by land in possession of Isaac Chauncey, and leased by him of the said Yellis Hopper; Northerly by land owned by the said Isaac Chauncey, and Northwesterly and Westerly by the road leading from the Third Avenue to Hurlgate ferry and by Harlem Commons, containing about three and a-half acres of land, be the same more or less. The said premises are more particularly described on a map made by J. F. Bridges, City Surveyor, dated 19th January, 1826, of the property of the said Yelles Hopper.

The property included in the above deed is shown on map of the estate of Yellis Hopper, ante page 121, and marked therein John R. Le Count, to whom it was conveyed by the following deed:

DEED.

DANIEL SMITH
and EMMA, *his wife*,
to
JOHN R. LE COUNT.

Dated 26 July, 1827.
Ack. 26 July, 1827.
Rec. 26 July, 1827.
224 Conveyances, 102.
Ack. 6 January, 1851.
Rec. 9 January, 1851.
564 Conveyances, 1.
Consideration, \$2,200.

CONVEYS same premises by substantially same description.

Last Will and Testament
of
YALLAS HOPPER.

Dated 13 Jan., 1825.
Proved 21 Aug., 1827.
61 Wills, 392.

"I give, devise and bequeath all my estate, real and personal, of whatsoever nature or kind the same may be unto my wife Amma, my son-in-law Daniel Smith and my friend Absalom Weeks, of the City of New York, and to the survivors or survivor of them, and to the heirs, executors, administrators or assigns of such survivor, upon trust, nevertheless justly, to pay and discharge my funeral expenses, testamentary charges and all my just debts. Secondly: to permit my said wife Amma to take the interest and use of my personal estate, and the rents, issues and proffits of my real estate until my real estate shall be sold, as hereinafter mentioned. Thirdly: to sell and dispose of the whole, or such parts or parcels of my real estate, at such time or times, and in such manner as my said trustees, or the majority of them may think proper and most for the benefit of those interested in my estate, and good and sufficient deeds or conveyances, to execute to the purchaser or purchasors thereof. Fourthly: after such sale or sales, from time to time, to invest the avails or proceeds thereof upon bond and mortgage

upon real estate. Fifthly: to permit my said wife to have, take and receive interest of such avails and proceeds of my said real estate, so directed to be invested as aforesaid, during her natural life."

Testator then provides for division of said principal among his children and grand-children after death of his wife, and gives his said trustees the following power: "I do hereby authorize and empower my said trustees, or the survivor of them, by deed, under their hands and seals, or under the hand and seal of such survivor to constitute a trustee or trustees in his, her or their stead for the purpose of executing the trust herein reposed. Lastly: I nominate, constitute and appoint my wife Amma, Daniel Smith and Absalom Weeks as well trustees as executors of this my Last Will and Testament."

Letters Testamentary were granted to Daniel Smith and Absalom Weeks. See same Liber, page 394.

The executors of Yallas Hopper, after conveying many of the lots in this tract, executed the above power of appointment as follows:

DANIEL SMITH, ABSALOM
WEEKS and AMMA HOPPER,
Executors and Executrix and
Trustees of the Last Will, &c.,
of YALLAS HOPPER, } DEED.
to
ELLISS POTTER and GEORGE E.
SMITH. }
Dated 30 July, 1828.
Ack. 12 and 13 August,
1828.
Rec. 19 August, 1828.
239 Conveyances, 460.
Consideration, \$1.

RECITES will of Yallas Hopper, and in pursuance of the authority therein contained grants to Ellis Potter and George E.

Smith in trust and for the uses and purposes in said will set forth all and singular the lands, tenements, hereditaments and appurtenances, &c., whereof Yallas Hopper died either seised or possessed, or to which at the time of his death he was in any way entitled in law or in equity, or which they as executors and executrix or trustees have in any way or at any time by virtue of said last will and testament or otherwise acquired. With full power to sell and dispose of the same or any part or parcel thereof, and to give and execute deeds for the same, and appoints them trustees in place of parties of first part, for the purposes and with all the powers in said will mentioned.

Notes.

Notes.

Notes.

Notes.

AVENUE

二

MAF
OF
PROPER:
TH WARD
ISAAC C
NEW YORK
GARRETTSVILLE

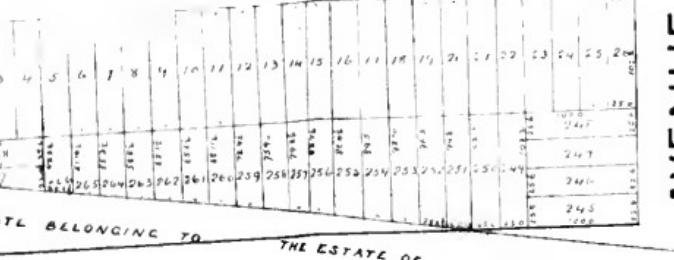
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11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

and twenty-one acres or less.

LAND NOW
ON LATE BELONGING TO
THE ESTATE OF

AVENUE

SECOND



MAP
OF
PROPERTY
IN THE TWELFTH WARD BELONGING TO
COM ISAAC CHAUNCEY.

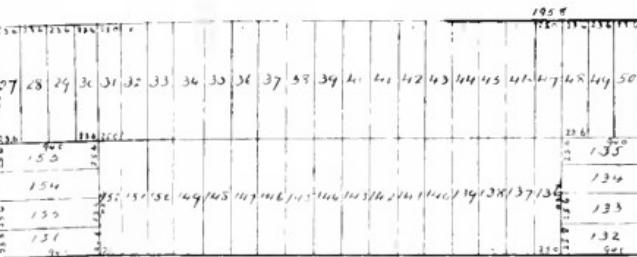
NEW YORK DEC 24th 1833

Samuel J. Coughtry City Surveyor

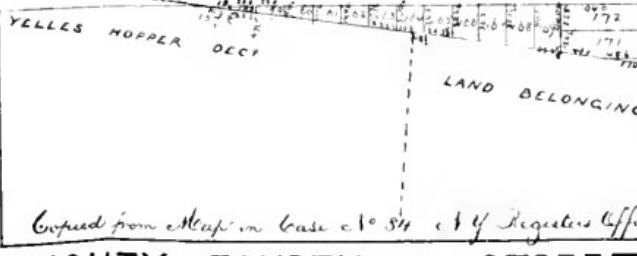
AVENUE

FIRST AVENUE

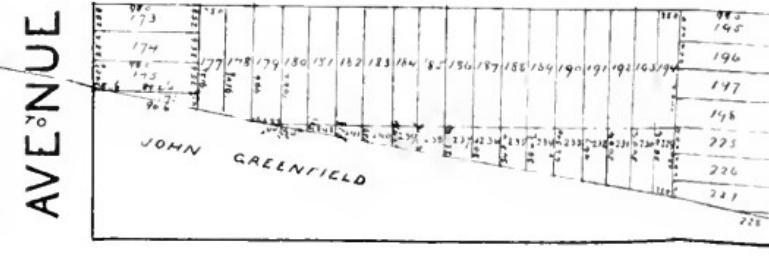
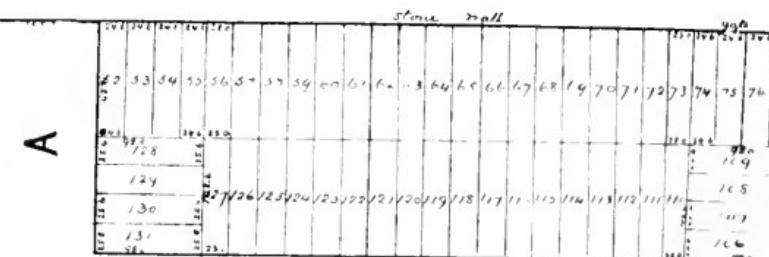
EIGHTY SIXTH STREET



EIGHTY FIFTH STREET

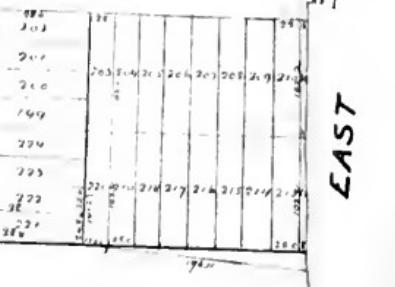


EIGHTY FOURTH STREET



AVENUE B

AVENUE



HURL GATE ROAD
TO LONG ISLAND
RIVER

Notes.

EAST RIVER

TO LONG ISLAND

CATE FEE ✓

THE ISAAC CHAUNCEY TRACT.

This tract is part of the said Waldron Farm, and comprises the parcel colored brown and a portion of the parcels colored red and blue on the map of said farm, ante page 97.

The parcel colored blue was vested in William Waldron at an early period, who conveyed the same as follows:

WILLIAM WALDRON,
and ANTJE, his wife,
“ to
JACOB LE ROY.

DEED.

Dated 29 Nov., 1759.
Not recorded, but re-
cited in the following
deed.

CONVEYS all that certain lot, piece or parcel of land situate, lying and being in the Seventh, late the outward of the City of New York, bounded and described as follows: Beginning at the Easterly corner of the land of Nathaniel Marston, at the East River, and thence running back from the River North forty-six degrees thirty minutes West twenty-one chains; thence North forty degrees fifteen minutes East eight chains and sixty links; thence South fifty-eight degrees thirty minutes East nineteen chains and ninety links to the East River aforesaid; then along the said River, including the soil to high water mark, South thirty-three degrees fifteen minutes West twelve chains and thirty-two links to the place of beginning. Containing twenty-one acres and one-quarter of an acre, be the same more or less.

Together with a road twenty-five feet wide in common to the said hereby released premises and the lands contiguous to the said road. Beginning at and from the Northwesterly corner of the land hereby released, and extending on the shortest and most direct course through the land of William Waldron, to the common lands belonging to the corporation of the City of New York, to be and continue a Common Road for the use of the said lot, piece or parcel of land, and the lands of the said William Waldron forever.

There seems to be a variance of about four degrees in the second course in the above deed from that given in the deed of property adjoining on the West, made by John Hopper to Yellis Hopper and hereinafter set forth on page 135. A similar variance exists also in the first course from that given in deed of the Southerly boundary (see ante page 106).

The parcel colored brown was also vested in William Waldron at an early period. The following is the first deed affecting the title of said piece mentioned in the records.

PETER WALDRON and BENJAMIN WALDRON and MARIA, <i>his wife,</i> <i>to</i> BENJAMIN WALDRON.	DEED. <hr/> Dated 1 October, 1788. Not recorded, but recited in the following deed.
---	---

CONVEYS all that certain lot, piece or parcel of land situate, lying and being at Hornshook in the County of New York, bounded and described as follows, to wit: Beginning at the Northeastwardly corner of the said piece of land at the place where the roads leading from Hornshook and Jacob Le Roy's seat meet; thence running South twenty degrees East one chain forty-six links along Jacob Le Roy's road; thence along said road South twenty-one degrees West two chains seventy links; thence thirty-nine degrees West thirty-seven links; thence North

forty-eight degrees West seven chains seventy-one links; thence North forty-two degrees one-quarter East five chains; thence South seventy-six degrees and a-half East six chains to the place of beginning. Containing five acres and seventeen perches, be the same more or less. Bounded Northwardly by the Common Road, Eastwardly by Jacob Le Roy's road and Southwardly and Westwardly by the land lately sold to the Father of the said Benjamin Waldron.

The third course in this description is incorrect, probably owing to a clerical error in the record. It should be four chains and thirty-seven links instead of thirty-seven links.

DEED.

BENJAMIN WALDRON and HAN-	Dated 18 Jan., 1791. Ack. 18 Jan., 1791. Rec. 30 April, 1791. 46 Conveyances, 440. Consideration, £60.
NAH, his wife,	
to	
DANIEL LE ROY.	

CONVEYS same premises by same description.

Last Will and Testament of DANIEL LE ROY.	Dated 20 Jan., 1791. Proved 14 Oct., 1792. 40 Wills, 485.
---	---

"My negro boy Jack, and my ground at Hellgate I give to my brother Jacob and his heirs forever."

DEED.

JACOB LE ROY, Jr. and MARTHA, his wife, to JACOB LE ROY.	Dated 15 August, 1792. Ack. 15 August, 1792. Rec. 21 Sept., 1792. 47 Conveyances, 558. Consideration, £200.
---	---

CONVEYS all that certain lot, piece or parcel of land situate,

lying and being at Hornshook, in the Seventh (late the outward) of the City of New York. Beginning at the North-easterly corner of the said piece of land at the place where the roads leading from Hornshook and Jacob Le Roy's seat meet; thence running South twenty degrees East one chain forty-six links along Jacob Le Roy's road, thence along the said road South twenty-one degrees West two chains seventy links; thence thirty-nine degrees West thirty-seven links (?); thence North forty-eight degrees West seven chains seventy-one links; thence North forty-two one-quarter East five chains; thence South seventy-six degrees and a half East six chains to the place of beginning. Containing five acres and seventeen perches, be the same more or less. Bounded Northerly by the Common Road, Easterly by Jacob Le Roy's road and Southerly and Westerly by the land of Hopper.

DEED.

JACOB LE ROY <i>and CATHARINE, his wife,</i> <i>to</i> JAN BOERS.	Date 22 August, 1792. Ack. 25 August, 1792. Rec. 22 Sept., 1792. 47 Conveyances, 560. Consideration £1,700.
--	---

CONVEYS same premises as previous deed, and also the premises conveyed to Jacob Le Roy by William Waldron by first deed in this abstract set forth.

DEED.

JAN BOERS, <i>to</i> ROBERT T. KEMBLE.	Dated 12 Nov., 1793. Ack. 13 Nov., 1793. Rec. 14 Dec., 1831. 280 Conveyances, 166. Consideration, £1,825.
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CONVEYS same premises by same description.

DEED.

ROBERT T. KEMBLE
and MARY, his wife,
to
 NICHOLAS CRUGER.

Dated 8 May, 1794.
 Ack. 8 May, 1794.
 Rec. 14 December, 1831.
 280 Conveyances, 169.
 Consideration, £2,100.

CONVEYS same premises by same description.

The parcel colored red was also part of the Waldron Farm, vested in William Waldron. There appears to be no deed on record from any of the Waldrons to John Hopper.

DEED.

JOHN HOPPER
to
 YELLES HOPPER.

Dated 20 March, 1787.
 Ack. 5 April, 1787.
 Rec. 26 July, 1827.
 224 Conveyances, 95.
 Consideration, £720.

CONVEYS, with other property, all that certain tract or parcel of land, beginning at the said division line between New York and Harlem, at the same place where the above mentioned tract first began, and running thence North seventy-eight degrees East eight chains; thence East two chains and forty links; thence South fifty degrees East six chains and twenty-four links; thence South seventy-seven degrees East three chains; thence South forty-one degrees West five chains; thence South forty-nine degrees East seven chains and seventy links (all which six courses last mentioned run along land of the late William Waldron, deceased); thence South thirty-seven degrees West three chains and seventy-four links along land of Mr. Le Roy to the ropewalk; thence along the said ropewalk North forty-nine degrees West three chains and eighteen links; thence South thirty-seven degrees

West thirty-eight links, across the rear of the said rope-walk to the said tract or parcel of land first above mentioned; thence along the same North forty-nine degrees West ten chains and ninety-two links to Mr. Marston's woodland; thence along the said woodland North twenty-eight degrees East three chains and seventy links; thence along the same North fifty degrees West five chains and twenty-five links; thence along the same South forty-one degrees West three chains and twenty-eight links to the said first above mentioned tract, and thence along the same North forty-nine degrees West three chains and thirty links to the place of beginning. Containing eleven acres and twenty-seven hundredths of an acre of land, be the same more or less.

DEED.

YALLAS HOPPER
to
NICHOLAS CRUGER.

Dated 10 Oct., 1795.
Ack. 10 October, 1795.
Rec. 14 Dec., 1831.
280 Conveyances, 172.
Considerat'n, £366; 10s.

CONVEYS all that certain tract of land consisting of four acres, two rods and thirteen perches, situate, lying and being in the Seventh, late the Outward of the City of New York, beginning at the Northwestermost corner of the land belonging to the said Nicholas Cruger, adjoining the road leading to Hell gate ferry and running along the property of the said Nicholas Cruger South forty-two degrees fifteen minutes West four chains eighty-nine links; thence South fifty degrees forty-five minutes East seven chains seventy-four links to the lane leading from the house of the said Nicholas Cruger to the said road; thence along said lane South forty-one degrees West thirty-three links; thence along the land of the said Yallas Hopper North fifty degrees forty minutes West twenty chains fifteen links to said road leading to Hell gate ferry; thence along said

road North seventy-six degrees fifteen minutes East two chains ninety-six links; thence North eighty-seven degrees fifteen minutes East two chains twenty-nine links; thence South fifty degrees forty-five minutes East six chains sixty-one links; thence South seventy-eight degrees fifteen minutes East two chains ninety-one links to the above mentioned place of beginning.

Thus Nicholas Cruger became seised of the whole tract in question.

<i>Last Will and Testament of NICHOLAS CRUGER.</i>	{ Dated 22 Feb., 1791. Prov. 24 Sept., 1800. 43 Wills, 287.
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AFTER directing payment of his debts and funeral expenses, and bequeathing an annuity of £150 to his uncle John Cruger, the testator provides as follows: "Item, the rest and residue of my estate, both real and personal, I will and devise in manner following, that is to say: I give, devise and bequeath one-third part thereof to my beloved wife, Ann Cruger, and to her heirs and assigns forever."

"Item: I give, devise and bequeath the remaining two-third parts of my estate, both real and personal, to my children, sons and daughters, as well those of my first marriage, as those of my second, to be divided among them, share and share alike. And I do hereby order my Executors, hereinafter named, to pay to each of them their said separate shares, on their arriving at the age of twenty-one years. But should any or either of my said children die before attaining the age of twenty-one years and without issue, then it is my will that his, her or their shares shall lapse, and that the same go to and be equally divided among his, her or their surviving brothers and sisters, or such of them as survive, share and share alike."

The tract in question having been acquired after making the above Will, the said Nicholas Cruger died intestate as to the same, leaving him surviving his widow and seven children, as follows:

1. Bertram P. Cruger.
2. Henry N. Cruger.
3. Nicholas Cruger.
4. Elizabeth (Peggy) Towers, widow of John Towers.
5. Catherine Cruger, who married William Bard in 1802.
6. Mary (or Polly) Cruger, who married Henry Cruger in 1802.
7. Sarah Cruger (a child by his second wife), who married William Heyward in May, 1804.

Elizabeth Towers, one of the above named children, married Alexander Maitland in May, 1801; her said husband died in September, 1801, and she died in October of the same year.

*Last Will and Testament
of
ELIZABETH MAITLAND.*

} Not proved in New
York Surrogate's Of-
fice, but recited in bill
in the suit of Cruger
vs. Rogers, filed Nov.
2, 1807.

DEVISES all her estate to her four minor children.

She left her surviving four infant children by her former husband, viz :

1. Ann Towers.
2. Margaret Towers.
3. Catharine Towers.
4. Mary Towers.

SUPREME COURT.

BERTRAM P. CRUGER, NICHOLAS CRUGER, HENRY N. CRUGER, WILLIAM BARD *and* CATHERINE, *his wife, and* HENRY CRUGER *and* MARY, *his wife,*

vs.

WILLIAM HEYWARD *and* SARAH, *his wife, Ann Towers, Peggy* TOWERS, CATHERINE TOWERS *and* MARY TOWERS.

1804—November 23. Petition for partition filed.

November 23. Bertram P. Cruger appointed guardian for Ann Towers, Peggy Towers, Catherine Towers and Mary Towers.

November 23. William Heyward and wife appear and confess.

November 24. Partition ordered.—John Lawrence, John E. Seaman and Samuel Gouverneur appointed Commissioners.

1805—May 11. Henry W. White appointed Commissioner in place of John E. Seaman.

May 18. Commissioners report that sale is necessary.

May 18. Order of Sale entered.

1811—October 24. Edward W. Laight appointed Commissioner in place of John Lawrence, deceased.

1814—May 13. Rule making William Rogers and Ann Rogers parties to suit.

On 8th April, 1808, an act of the legislature was passed allowing the children of Mrs. Tower to take real estate as if they were natural born citizens. See Laws 31 session, page 221.

SAMUEL GOUVENEUR, HENRY WHITE and EDWARD W. LAIGHT, <i>Commissioners of Partition,</i> <i>to</i> PETER SCHERMERHORN.	DEED. <hr/> Dated 12 Sept., 1815. Ack. 23 Sept., 1815. Rec. 4 November, 1815. 111 Conveyances, 415. Consideration, \$20,000.
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CONVEYS all that tract of land and farm in the — Ward of the City and County of New York, beginning at a stake placed at high water mark on the East River, adjoining the land of Peter Schermerhorn ; thence running along said Schermerhorn's land North forty-eight degrees thirty minutes West twenty one chains ten links to land of one Hopper ; thence along said Hopper's land North thirty-seven degrees thirty minutes East three chains eighty-one links ; thence North forty-nine degrees twenty minutes West twenty chains twenty-five links to the road leading to Hellgate ferry ; thence along said road North seventy-seven degrees fifteen minutes East three chains thirty-five links ; thence North eighty-seven degrees thirty minutes East two chains ; thence South forty-nine degrees East six chains sixty links ; thence South seventy-seven degrees twenty minutes East eight chains sixty-three links ; thence South twenty-eight degrees East one chain thirty links ; thence South twenty degrees West three chains sixty links ; thence South sixty degrees East eighteen chains ninety-seven links to the rear of the ferry house ; thence South twenty-nine degrees forty-five minutes West eighty-three links ; thence South sixty-six degrees fifteen minutes East one chain ; thence South five degrees East

sixty links; thence South forty-five degrees East fifty-two links to the river; thence along the river at high water mark South thirty-eight degrees West seventy-three links; thence South forty-one degrees West one chain fifty-one links; thence South forty-five degrees West seventy-four links; thence North thirty-nine degrees West forty-two links; thence South thirty-two degrees thirty minutes West six chains forty-seven links; thence South forty-six degrees West one chain to the place of beginning. Containing thirty acres, one rood and thirty-four poles.

The Commissioners of Partition in the above suit sold and conveyed a portion of the Hellgate road, including the part thereof which lies South of Eighty-sixth Street, between First Avenue and Avenue A, to Bertram P. Cruger, Henry N. Cruger and Nicholas Cruger, who in turn conveyed the same to the City. See deed recorded in Liber 125 Conveyances, page 170, hereinafter more fully set forth in the title of the Joseph Foulke Tract.

DEED.

PETER SCHERMERHORN
to
ISAAC CHAUNCEY.

Dated 19 Feb., 1816.
Ack. 21 Feb., 1816.
Rec. 22 Feb., 1816.
114 Conveyances, 117.
Consideration, \$19,000.

CONVEYS all that certain messuage or dwelling house and parcel of land or farm situated and lying in the Ninth Ward of the City of New York, being part of the said tract of land and farm so sold and conveyed as aforesaid by the said Samuel Gouverneur, Henry White and Edward W. Laight, as commissioners as aforesaid to him the said Peter Schermerhorn, bounded and containing as follows, that is to say: Beginning at the East River at a partition fence to be made there, and distant from the Southeasterly corner or place of beginning in the indenture aforesaid mentioned of the said tract or farm so sold

and conveyed to the said Peter Schermerhorn, as aforesaid, along the said East River of three chains and seventy links, measuring the same on the following courses, that is to say: First: running from the said place of beginning of the said tract or farm so sold and conveyed to the said Peter Schermerhorn, North forty-four degrees fifteen minutes West one chain and thirty-five links; then North thirty-six degrees forty-five minutes West two chains, and thence North twenty-five degrees fifteen minutes West thirty-five links to the place of beginning of the said parcel of land herein described and hereby conveyed, or so intended to be, and from the said place of beginning of the said hereby described parcel of land and premises running North thirty-eight degrees and thirty minutes West five chains and twenty-five links; thence North forty-two degrees and fifteen minutes West sixteen chains to land of one Hopper; thence along the said land of the said Hopper forty-nine degrees twenty minutes West twenty chains and twenty-five links to the road leading to Hellgate ferry; thence along the said road North seventy-seven degrees fifteen minutes East three chains thirty-five links; thence North eighty-seven degrees thirty minutes East two chains; thence South forty-nine degrees East six chains sixty links; thence South seventy-seven degrees twenty minutes East eight chains sixty three links; thence South twenty-eight degrees East one chain thirty links; thence South twenty degrees West three chains sixty links; thence South sixty degrees East eighteen chains ninety seven links to the rear of the ferry house; thence South twenty-nine degrees forty-five minutes West eighty-three links; thence South sixty-six degrees fifteen minutes East one chain; thence South five degrees East sixty links; thence South forty-five degrees East fifty-two links to the river; thence along the river at high water mark South thirty-eight degrees West seventy-three links; thence South forty one degrees West one chain fifty-one links; thence South forty-five degrees West seventy-four links; thence North thirty-

nine degrees West forty-two links; thence South thirty-two degrees thirty minutes West three chains and seventy-seven links, or thereabouts, to the said place of beginning of the said parcel of land and premises hereby described, containing twenty two acres, three roods and two perches of land, be the same more or less.

The said Isaac Chauncey, after conveying to Nathaniel Prime, (*vide* 287 Conveyances, 344) that portion of the said tract lying North of Eighty-sixth Street, which consisted of a triangular piece of ground, bounded Southerly by the said street, Easterly by a lane leading Northerly from the said street along the land of Joseph Foulke, and the land of John Jacob Astor, and containing about one acre, more or less, then conveyed the residue of said tract as follows:

DEED.

ISAAC CHAUNCEY and CATHARINE, *his wife*,
to
ROBERT S. LIVINGSTON. } Dated 31 Jan., 1835.
 } Ack. 17 March, 1835.
 } Rec. 1 May, 1835.
 } 330 Conveyances, 429.
 } Consideration, \$50,000.

CONVEYS all that certain dwelling house and farm, piece or parcel of land situate in the Twelfth Ward of the City of New York. Bounded Northerly partly by Eighty-sixth Street, and partly by lands of the Mayor, Aldermen and Commonalty of the City of New York, Easterly by the East River, Southerly partly by lands late of John Greenfield, and partly by lands late of Yellis Hopper, and Westerly by lands of the Mayor, Aldermen and Commonalty of the City of New York. Containing eighteen acres and a-half of land, be the same more or less, agreeable to a survey thereof made by Samuel S. Doughty, Esq., one of the City Surveyors, bearing date, December 24, 1833.

Notes.

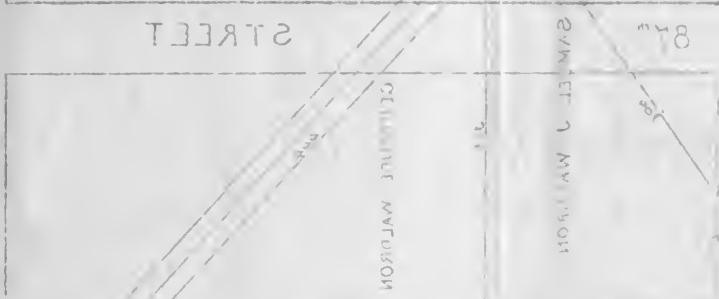
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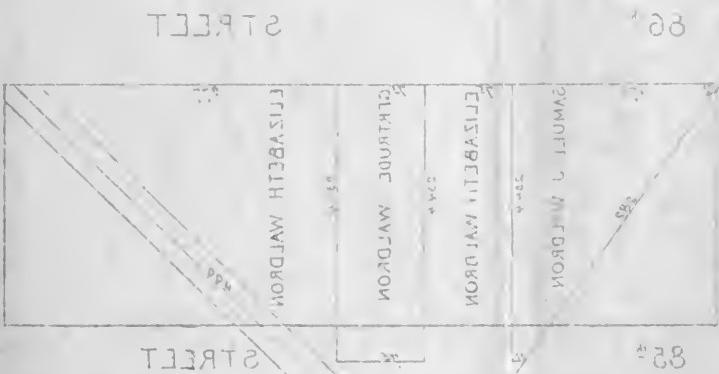
Notes.

1. 100' wide by 100' deep. Total area 10,000 sq ft.
2. 100' wide by 100' deep. Total area 10,000 sq ft.
3. 100' wide by 100' deep. Total area 10,000 sq ft.
4. 100' wide by 100' deep. Total area 10,000 sq ft.

SECOND



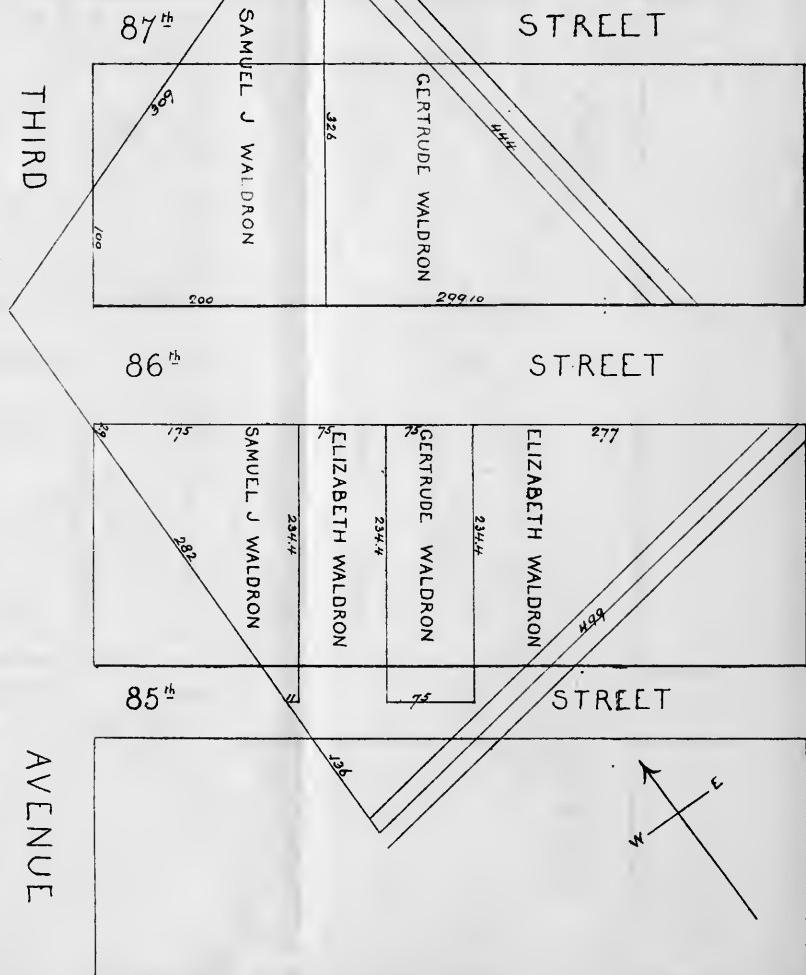
THIRD



VALNU



Map of Land situate at Yorkville in the
Twelfth Ward of the City of New York
belonging to the heirs of Samuel Waldron, dec'd
showing the same as divided in Partition by
the Commissioners appointed by the Court
of Common Pleas. Surveyed 27 Augt. 1835.
by John Ewen Jr. City Surveyor



THE SAMUEL WALDRON TRACT.

This is part of the Waldron Farm, of which William Waldron died seised. By his will, dated 22 August, 1761, and hereinbefore set forth at page 100, he gave his executors full power to sell and convey his real estate.

DEED.

DAVID WALDRON, *Executor of* Dated 14 June, 1788.
WILLIAM WALDRON, Proved 20 May, 1835.
to Rec. 24 July, 1835.
SAMUEL WALDRON. 340 Conveyances, 35¹.
Cons., £55, 11s., and 3d.

CONVEYS all that certain tract, lot, piece or parcel of land situate, lying and being in Harlem Division of the City of New York aforesaid, and is bounded as follows, to wit: Beginning at the Southeast corner of David Waldron's garden, and running from thence South nine degrees East nine chains and three links along said David Waldron's land; then South seventy-nine and an-half degrees West six chains and eighty-five links along the road leading to Hornshook; then North three

degrees West seven chains and seventy links along the Commons; then North sixty-seven degrees East six chains and forty-five links to the place of beginning. Containing in said boundaries five acres, two quarters and nine square rods, be there more or less.

Samuel Waldron, the elder, the above grantee, died intestate in the year 1798, leaving him surviving Samuel and David Waldron, his two sons and only children, and Effee Waldron, his widow.

David Waldron, one of said sons, died in January, 1814, intestate, unmarried and without issue.

DEED.

SAMUEL WALDRON (<i>the second</i>), <i>and GERTRUDE A., his wife,</i> <i>to</i> EFFE WALDRON.	Dated 1 August, 1816. Ack. 1 August, 1816. Rec. 2 August, 1816. 118 Conveyances, 17. Consideration, \$1,650.
--	--

CONVEYS same premises by same description.

Samuel Waldron, the grantor in the previous deed, died intestate in December, 1824, leaving the following children: Samuel I. Waldron, Gertrude Waldron and Elizabeth Waldron, his only heirs at law.

Effee Waldron, the grantee in the previous deed, died intestate in April, 1825, leaving said grandchildren (viz., the children of Samuel Waldron) her only heirs at law.

NEW YORK COMMON PLEAS.

SAMUEL I. WALDRON
and GERTRUDE WALDRON
vs.
 ELIZABETH WALDRON.

- | | |
|--------------|--|
| 1835—June | 2. Petition for partition filed. |
| June | 2. Gertrude Waldron appointed guardian of
Elizabeth Waldron. |
| June | 2. Bond in penalty of \$400 filed. |
| June | 3. Petition served on Gertrude Waldron,
guardian, &c. |
| August | 12. Order of reference to Thomas Jeremiah,
Clerk, on title. |
| August | 15. Report on title filed. |
| August | 15. Judgment for a partition entered. Oliver
Latimer, Andrew Sitcher and William
Armstrong appointed Commissioners to
make partition. |
| September 2. | Commissioners' report on partition filed
and confirmed. |

The Commissioners allotted to Samuel I. Waldron "All that piece or parcel of ground bounded and described as follows, to wit: Beginning at the Southeast corner of Eighty-sixth street and the Third Avenue, and running Easterly along the Southerly line of Eighty-sixth Street one hundred and seventy-five feet to ground set apart for Elizabeth Waldron; then Southerly in a straight line at right angles with Eighty-sixth Street two hundred and thirty-four feet four inches to the middle of Eighty-fifth street; then Westerly along the middle of Eighty-fifth

street eleven feet more or less to the Westerly boundary of the premises hereby divided; then along the said Westerly boundary in a straight line two hundred and eighty-five feet to the Third Avenue; then Northerly along the Third Avenue two feet nine inches to the place of beginning. And also all that other piece or parcel of ground bounded and described as follows, to wit: Beginning at the Northeast corner of Eighty-sixth Street and the Third Avenue, and running from thence Northerly along the Easterly line of said avenue one hundred feet; then Northeasterly in a straight line along the ground now or late of John Woodward three hundred and nine feet to the ground of the late William Rhinelander, or the middle of a twenty foot lane separating said ground from the premises hereby divided; then Southeasterly along the middle of said lane or the line of said Rhinelander thirty-five feet to ground set apart for Gertrude Waldron; then Southerly and parallel with the Third Avenue along the ground of said Gertrude Waldron three hundred and twenty-seven feet in a straight line to Eighty-sixth Street; then Westerly along the Northerly line of Eighty-sixth Street two hundred feet to the place of beginning."

They allotted to Gertrude Waldron "All that piece or parcel of land bounded and described as follows: Beginning at a point on the Southerly side of Eighty-sixth Street distant two hundred and fifty feet from the Southeast corner of said street and the Third Avenue, and running from said point Easterly along the Southerly line of Eighty-sixth Street seventy-five feet; then Southerly in a straight line at right angles with Eighty-sixth Street along the ground set apart for Elizabeth Waldron two hundred and thirty-four feet four inches to the middle of Eighty-fifth Street; then Westerly along the middle of Eighty-fifth Street seventy-five feet to the ground of the said Elizabeth Waldron; then Northerly along the ground of the said Elizabeth Waldron two hundred and thirty-four feet four inches to Eighty-sixth Street and place of beginning. And

also all that piece or parcel of ground bounded and described as follows, to wit: Beginning at a point on the Northerly side of Eighty-sixth Street distant two hundred feet from the Northeast corner of said street and the Third Avenue, and running from said point Easterly along the Northerly line of Eighty-sixth Street two hundred and ninety-nine feet ten inches to the middle of a twenty-foot lane between the premises hereby divided and the land of the late William Rhinelander; then Northwesterly through the said lane and along the land of said Rhinelander four hundred and forty-four feet to the ground set apart for Samuel I. Waldron; then Southerly in a straight line along the ground of said Samuel I. Waldron three hundred and twenty-six feet to Eighty-sixth Street and place of beginning, with all the right to the whole or one-half of said lane that belonged to the premises hereby divided."

They allotted to Elizabeth Waldron "All that piece or parcel of ground bounded and described as follows: Beginning at a point on the Southerly side of Eighty-sixth Street, adjoining the ground set apart for Gertrude Waldron, distant three hundred and twenty-five feet from the Southeast corner of Eighty-sixth Street and the Third Avenue, and running from said point Easterly along the Southerly line of Eighty-sixth Street two hundred and seventy-seven feet ten inches to the middle of an old road, two rods wide, which is described as leading to Hornshook; then Southwesterly along the middle of said road, in a straight line four hundred and ninety-nine feet to the Westerly boundary of the premises hereby divided; then Northwesterly along said Westerly boundary and in a straight line one hundred and thirty-six feet to the middle of Eighty-fifth Street and to ground set apart for Samuel I. Waldron; then Easterly along the middle of Eighty-fifth Street, as laid out by law, one hundred and sixty-one feet to the Easterly line of the ground set apart for Gertrude Waldron and three hundred and twenty-five feet East of the Third Avenue; then Northerly along

the ground of said Gertrude Waldron, in a straight line, at right angles with Eighty-sixth Street two hundred and thirty-four feet four inches to Eighty-sixth Street and place of beginning. And also all that other piece or parcel of ground bounded and described as follows, to wit: Beginning at a point on the Southerly side of Eighty-sixth Street, distant one hundred and seventy-five feet from the Southeasterly corner of Eighty-sixth Street and the Third Avenue, and running from said point Easterly along the Southerly line of Eighty-sixth Street seventy-five feet; then Southerly in a straight line at right angles with Eighty-sixth Street along the ground of said Gertrude Waldron two hundred and thirty-four feet four inches to the middle of Eighty-fifth Street, and then Westerly along the middle of Eighty-fifth Street seventy-five feet to the ground of the said Samuel I. Waldron; then Northerly, in a straight line, along the ground of the said Samuel I. Waldron two hundred and thirty-four feet four inches to Eighty-sixth Street and place of beginning."

Notes.

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[11] 1-2

48

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TERRIT

THE JOSEPH FOULKE TRACT.

THIS tract is part of the Waldron farm of which William Waldron died seised. By his will, dated 22 August, 1761, herein before set forth at page 100, he gave his executors full power to sell and convey his real estate.

DEED.

ANTJE WALDRON and DAVID WALDRON, *Executors of WILLIAM WALDRON,*
to
JACOB WALTON. } Dated 18 Sept., 1770.
 } Ack. 20 March, 1776.
 } Rec. 19 April, 1776.
 } 40 Conveyances, 558.
 } Consideration, £438, 8
 } shillings.

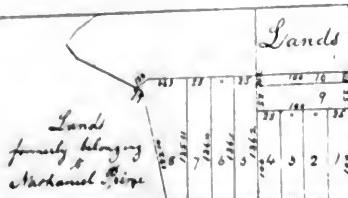
CONVEYS all that certain piece or parcel of land situate, lying and being at Hornshook, in Harlem Division in the outward of the said City of New York. Beginning at a stone at the most Northwardly corner of the said piece of land by the water side; thence running South fifty-two degrees East three chains fifty-two links; thence South thirty-eight degrees East one chain seventy-two links; thence south fourteen degrees West one chain forty-eight links; thence south forty-eight degrees West one chain; thence South fifty-seven degrees West one chain fifty-five links; thence South forty-five degrees West one chain fifty-five links; thence South fifty-nine degrees West one chain;

MAP or LANDS
IN THE 12th WARD OF THE
CITY OF NEW YORK
BELONGING TO
THE ESTATE OF

JOSEPH FOULKE, DEC'D

New York January 1858

Surveyed and laid out
by Gardner & Sage;
At Surveyor



AVENUE A

86 b

STREET

89th

88th

John Saccol

John Saccol

STREET

STREET

STREET

08 2910

100	4	25	25	25	25	25	890
56	4	25	25	25	25	25	
57	4	25	55	54	53	52	51
58	4	25	55	54	53	52	51
59	4	25	55	54	53	52	51
100	4	25	25	25	25	25	860
25	"	"	"	"	"	"	
49	4	8	47	46	45	44	43
49	4	8	47	46	45	44	42
25	85	25	25	85	25	25	25

thence South twenty-four degrees West two chains twenty-nine links; thence South sixty-four degrees West one chain nineteen links; thence South fifty-nine degrees and an-half West one chain; thence South twelve degrees West one chain ten links; thence North fifty-nine degrees West five chains four links; thence North forty-one degrees and an-half East twelve chains seventy-eight links to the place of beginning. Bounded on the North by the land of William Waldron, on the East by the River, commonly called Hellgate, on the South by the Narrows and on the West by the land of Mr. Jacob Le Roy. Containing six acres three-quarters and sixteen square rods as the same was surveyed and laid out by Jonathan Landon.

DEED.

SAME	} Dated 5 October, 1770. Ack. 17 April, 1776. Rec. 19 April, 1776. 40 Conveyances, 56L. Considerat'n, 5 shillings.
<i>to</i>	
SAME.	

RECITES previous deed, and that there is no road leading to and from premises thereby conveyed to the King's High Road.

CONVEYS a road or way of the breadth of twenty feet, to begin at the gate adjoining the commons where the road now enters upon the land of the said William Waldron, deceased, and from thence to continue of the breadth aforesaid to the nearest or most Westwardly part of the land which the said Jacob Walton purchased of William Waldron, for the purpose of passing and repassing to and from the said piece or parcel of land, with full right and absolute power unto the said Jacob Walton.

The rest of the tract in question appears to have vested in Adolph Waldron.

ADOLPH WALDRON
to
 JACOB WALTON.

DEED.
 —
 Referred to in 3 Mort-
 gages, 339.

CONVEYS piece or parcel of land bounded as follows: Beginning at a stone adjoining the land formerly belonging to Jacob Le Roy; thence running North fifty-eight degrees West fourteen chains forty links; thence North twenty-one degrees East three chains and twenty-five links; thence South fifty-six degrees and half East fifteen chains twenty-five links; thence South forty-one degrees and half West two chains seventy links to the place of beginning. Containing four acres one-half and four perches as the same was surveyed and laid out by Jonathan Landon, bounded Northerly by the land formerly belonging to William Waldron, Easterly by the land first above described, Southerly by the land formerly belonging to Jacob Le Roy, and Westerly by a road which did formerly lead to the house of the said Jacob Le Roy.

*Last Will and Testament
 of
 JACOB WALTON.*

Dated 3 August, 1782.
 Proved 28 April, 1791,
 in Supreme Court.
 Liber A, Wills, 21.

AFTER certain provisions, not affecting the premises, the testator makes the following devise: "As to the rest, residue and remainder of my estate, both real and personal, of whatever nature, kind or quality, and wheresoever the same may be, I give, devise and bequeath one equal fourth part of the same to my said son Henry, and to each of my daughters Ann, Ellin and Elizabeth, to have and to hold one full, equal, undivided fourth part thereof (the whole into four equal parts to be divided) to each and every of my said son and daughters, and to

the heirs, executors, administrators and assigns of each and every of them forever, share and share alike, as tenants in common. And in case of the death of any or either of my said children, under age and without issue, I do will and direct that the share and shares of such of them so dying shall vest in the survivors or survivor of my said children and his, her or their heirs, executors, administrators and assigns. Lastly: I constitute my friend, Robert Watts, my brother, Gerard Walton and my brothers-in-law, John H. Cruger and Peter Van Schaack, Executors of this my Last Will and Testament, hereby empowering them, or the major part of them, the survivors or survivor of them, to sell and dispose of all and every part of my real estate in such manner as to them shall seem most beneficial, and to execute good and sufficient conveyances for the same."

Testator's daughter Ellen appears to have died under age and without issue, whereby her share became vested in the survivors, according to the Will. Ann Walton, one other of said daughters, afterwards married Richard Valentine Morris. She apparently had become seised of the interest of either her brother or sister in this tract, as in the following deed she and her husband covenant to be seized of two third parts thereof.

RICHARD VALENTINE MORRIS
and ANNE, *his wife,*

of 1st part,
GERARD WALTON, *only acting*
Executor of the Will of JACOB
WALTON, *of 2d part,*
to

ARCHIBALD GRACIE, *of 3d part.*

DEED.

Dated 29 Dec., 1798.
Ack. 15 January, 1799.
Rec. 10 Feb., 1817.
120 Conveyances, 194.
Consideration, \$3,750.

THE party of the first part conveys, by and with the consent

of party of second part, all the two undivided third parts, the whole into three equal parts to be divided, of the two pieces of land conveyed to said Jacob Walton as aforesaid.

DEED.

GERARD WALTON

to

ARCHIBALD GRACIE.

Dated 15 Jan., 1799.
Proved 15 Jan., 1799.
Rec. 10 Feb., 1817.
120 Conveyances, 197.
Consideration, \$1,875.

RECITES Will of Jacob Walton, the power of sale to his executors, and that all said executors had renounced except Gerard Walton.

CONVEYS all the one undivided third part, the whole into three equal parts to be divided, of same premises as previous deed.

ARCHIBALD GRACIE, WILLIAM
GRACIE, CHARLES KING and
JAMES G. KING
to
RUFUS KING.

Dated 19 May, 1819.
Ack. 19 May, 1819.
Rec. 10 April, 1823.
166 Conveyances, 33.
Consideration, \$10.

RECITES that Nathaniel Prime had loaned to the firm of Archibald Gracie & Sons the sum of \$115,000, for repayment of which the said Archibald Gracie had given him certain securities, and that the said Nathaniel Prime had agreed to advance them \$100,000 more, and that said Gracie & Sons for security had agreed to convey to Rufus King in trust to sell and discharge said indebtedness out of the proceeds. Archibald Gracie conveys, with other property, also his lands and tenements, country house, stables and out-house at Hell Gate or Horns-hook, bounded Easterly and Southerly by the water, West-

erly by the highway, and Northerly by land of John Jacob Astor.

In trust to the use of the said Nathaniel Prime for the re-payment to him of the aforesaid loans, etc., "the aforesaid messuages, lands and tenements, to be by the aforesaid Rufus King and his heirs sold in fee simple in such manner and at such time as he or they may deem proper, and the moneys arising from such sale or sales to be by him and them applied and paid to the said Nathaniel Prime."

NOTE.—This deed is executed on part of Archibald Gracie by his attorney, William Gracie.

DEED.

ARCHIBALD GRACIE	}
<i>to</i>	
RUFUS KING.	

Dated 1 July, 1819.	}
Ack. 3 July, 1819.	
Rec. 10 April, 1823.	
166 Conveyances, 38. Consideration, \$1.	

RECITES preceding deed and that the power of attorney by which it was executed is mislaid or lost.

Quitclaims all and each of the messuages, lands and tenements mentioned and described in the deed aforesaid.

DEED.

ARCHIBALD GRACIE and ES-	}
THER, <i>his wife,</i>	
<i>to</i>	
RUFUS KING.	

Dated 28 March, 1823.	}
Ack. 31 March, 1823.	
Rec. 10 April, 1823.	
164 Conveyances, 399. Consideration, \$10.	

RECITES deed of trust above mentioned from Archibald Gracie and others to Rufus King, the preceding deed of confirm-

ation thereof, and that Esther Gracie, his wife, was not a party to said deed.

CONVEYS same tract with other property.

DEED.

RUFUS KING <i>to</i> JOSEPH FOULKE.	Dated 21 May, 1823. Proved 3 June, 1823. Rec. 10 June, 1823. 167 Conveyances, 121. Consideration, \$20,500.
---	---

CONVEYS all that certain farm, piece or parcel of land situate, lying and being in the City and County of New York as the same was recently possessed by Archibald Gracie. Bounded Easterly and Southerly by the East River or Sound, Westerly by the highway leading to Hornshook ferry, and Northerly by the lands of John Jacob Astor. Containing, by estimation, eleven acres of land.

Bertram P. Cruger, Henry N. Cruger and Nicholas Cruger appear to have purchased from the Commissioners of Partition of the estate of Nicholas Cruger the road leading to the ferry which ran along the Westerly and Southerly boundary of the tract in question.

BERTRAM P. CRUGER and CATHARINE, <i>his wife</i> , HENRY N. CRUGER and HARRIET, <i>his wife</i> , NICHOLAS CRUGER and ANNE, <i>his wife</i> , <i>to</i> <i>The Mayor, Aldermen and Commonalty of the City of New York.</i>	DEED. <hr/> Dated — Dec., 1817, Ack. 11 Dec., 1817. Rec. 22 January, 1818. 125 Conveyances, 170. Consideration, \$1,500.
--	---

CONVEYS all that certain piece, parcel or slip of land situate,

lying and being in the Ninth Ward of the City of New York, being part of that part of the estate of the late Nicholas Cruger, deceased, known as Union Hall, as the same was sold and conveyed to the said parties of the first part by the Commissioners appointed by the Supreme Court of the State of New York for the division of the said estate, bounded as follows, to wit: Beginning at high-water mark at a point fifteen feet Southwesterly from Archibald Gracie's boundary line, thence running South twenty-nine degrees fifteen minutes West one hundred feet to Isaac Chauncey's land; thence North sixty degrees fifteen minutes West sixty-six feet; thence North twenty-nine degrees fifteen minutes East fifty five feet; thence North sixty degrees fifteen minutes West one thousand two hundred and sixty-one feet along Isaac Chauncey's land; thence North twenty-nine degrees forty-five minutes East one hundred and ninety feet; thence South sixty degrees fifteen minutes East forty-five feet; thence South twenty-nine degrees forty-five minutes West one hundred and sixty feet; thence South sixty degrees fifteen minutes East one thousand two hundred and eighty-two feet to the place of beginning. Containing 50,367 square feet, more or less.

DEED.

<i>The Mayor, Aldermen and Commonalty of the City of New York,</i>	Dated 24 Sept., 1834. Ack. 21 Oct., 1834. Rec. 21 October, 1834. 317 Conveyances, 297. Consideration, \$260.
to JOSEPH FOULKE.	

CONVEYS all that certain piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, and bounded and containing as follows, to wit: Beginning at a point on the Northeasterly line of Eighty-sixth street distant four hundred and seventeen feet one inch and an half of an inch Southeasterly from the Northeasterly corner of Eighty-sixth

Street and the First Avenue, and running thence Northeasterly one hundred and twenty-two feet six inches; thence Northerly seven feet nine inches to a part of the old road called Hellgate Road, to be conveyed by the said parties of the first part to John Jacob Astor; thence Easterly along the same fifteen feet nine inches to land belonging to the said John Jacob Astor; thence Southeasterly along the same thirteen feet three inches to land belonging to the said party of the second part; thence Southerly along the same fifty three feet; thence Southeasterly along the same thirty-four feet; thence Southwesterly along the same eighty-five feet six inches to the Northeasterly line of Eighty-sixth Street; thence Northwesterly along the same thirty-seven feet four inches and an-half of an inch to the place of beginning.

The above deed includes also other parts of the Hellgate road, which was closed in April, 1834.

Last Will and Testament
of
JOSEPH FOULKE.

Dated 12 Sept., 1849.
Proved 16 March, 1852.
103 Wills, 475.

THE testator gives a legacy of \$5,000 to two of his children, and then provides as follows: "Second: I give, devise and bequeath all the rest, residue and remainder of my estate, both real and personal, whatsoever and wheresoever, unto my seven children, viz: Pierre Louis Foulke, Joseph Foulke, Jr., William Foulke, Theodore Foulke; Sarah, widow of Peter Smith, deceased; Mary, the wife of Henry A. Stone, and Helen Malvina Foulke, to be divided among them, equally, and to have and to hold the same unto them their heirs and assigns forever. Third: In case any or either of my said children should die in my lifetime leaving lawful issue, then I give, devise and bequeath the portion of the child so dying to his or her lawful issue to be di-

vided equally between them, and in case there be no such issue, then the share of the child so dying shall be equally divided among my remaining children and their lawful issue as above directed. Fourth: I hereby authorize and empower my executors, or such of them as shall qualify as such, to sell and dispose of all or any portion of my real estate at public or private sale, and upon such terms and conditions as to them shall seem best and most for the interest of my estate, and upon such sale to make, execute, seal and deliver to the purchaser or purchasers thereof good and sufficient deeds of conveyance in the law to vest in him or them the absolute title thereof. Fifth: In order that my said real estate be not sacrificed or injured by a hasty sale thereof after my decease, I hereby give unto my executors, who shall qualify as such, discretionary power to sell or not to sell the same at any time within and for the period of seven years from and after my death. Provided, however, that such power shall not extend beyond the expiration of any two lives of my said residuary devisees in being at the time of my decease; and during such period, I hereby authorize and empower my said executors to let, lease and manage the same, and to collect and receive the rents and income thereof, and to maintain and uphold the buildings and improvements thereon, and keep the same at all times properly insured, and after paying and discharging out of the said rents and income the charges and expenses thereof, to apply the residue of the said income from time to time as received to the use of my said children and their lawful issue in manner and form as above mentioned and declared."

Appoints his son Pierre Louis Foulke, Joseph Foulke, Jr., Wm. Foulke and Theodore Foulke his Executors.

Letters testamentary was granted to Joseph Foulke and Theodore Foulke, on 19 March, 1852. See Liber 10 Letters Testamentary, page 205.

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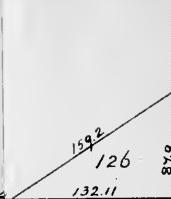
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10 | Page © 2020 BY JEEVAN KUMAR, BSC COMPUTER SCIENCE

Land, containing by estimation twelve acres.

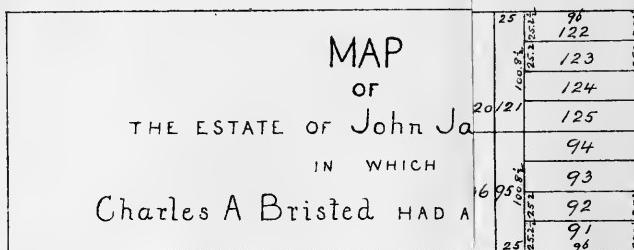
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The portion West of Avenue A is copied

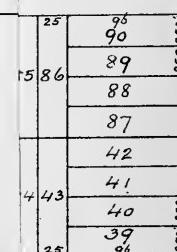


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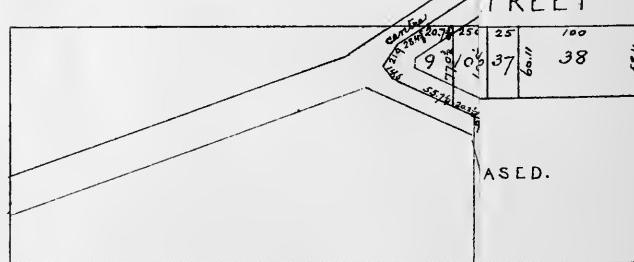
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TREFFT



STREET



TREET

AVENUE

THE
JOHN JACOB ASTOR TRACT.

This is part of the Waldron Farm, which was vested in Adolph Waldron.

MORTGAGE.

ADOLPH WALDRON
and Christina, his wife,
to
JACOB WALTON.

} TO SECURE £200.
Dated 20 March, 1776.
Ack. 20 March, 1776.
Reg. 23 March, 1776.
3 Mortgages, 245.

COVERS all that certain piece or parcel of land situate, lying and being in the Township of Harlem aforesaid, bounded Northwardly by the Road leading to the house of the late William Waldron, now possessed by his widow, Eastwardly by the River fronting Hellgate, Southwardly by the lands and fence of Jacob Walton, and Westwardly by the said Walton's Lane, containing by estimation twelve acres.

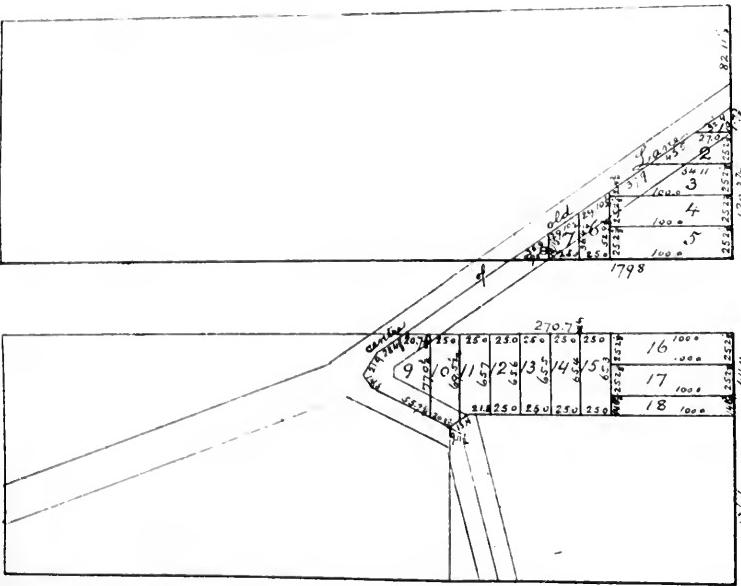
MAP

OR

THE ESTATE OF John Jacob Astor

IN WHICH

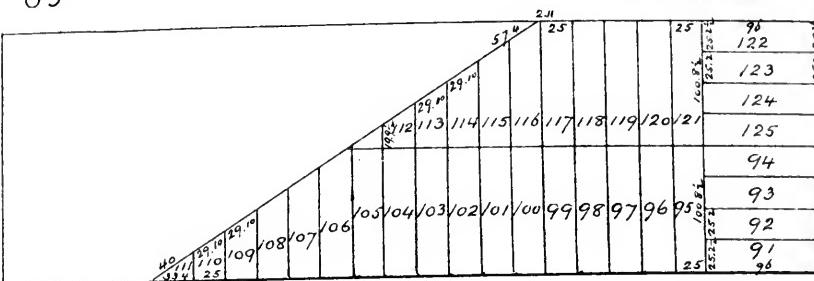
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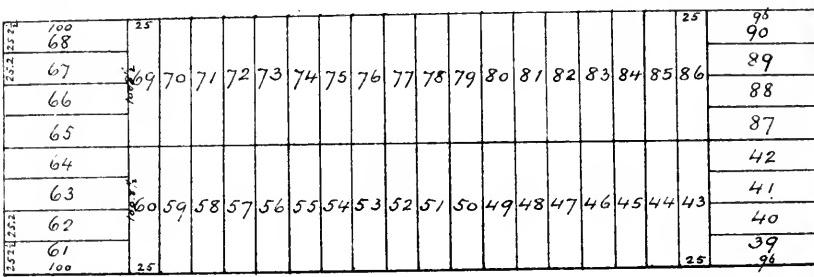
The portion West of Avenue A is copied from Map in Case No. 706 and

that East of Avenue A from Map 724 City Register Office

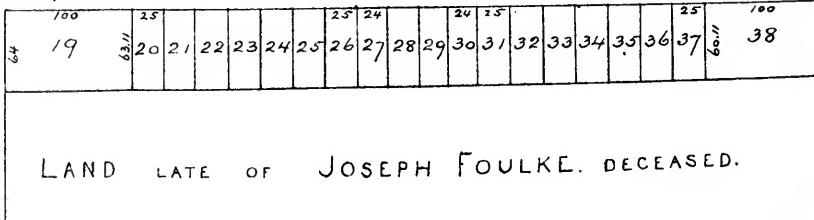
89th



88th



87th



LAND LATE OF JOSEPH FOULKE, DECEASED.

86th

STREET

AVENUE



B



<p style="text-align: center;">ADOLPH WALDRON <i>and CHRISTINA, his wife,</i> to DAVID WALDRON, SAMUEL WALDRON, JOHN WALDRON, PETER WALDRON, BENJAMIN WALDRON, TONEKA MANDEVILLE, MARY VREDENBURGH <i>and</i> MARGARET LENT, <i>the sons and daughters of WILLIAM WALDRON.</i></p>	<p style="text-align: center;">MORTGAGE.</p> <p>TO SECURE 320. Dated 28 Oct., 1783. Ack. 17 Nov., 1783. Reg. 11 March, 1784. 3 Mortgages, 339.</p>
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COVERS all that piece or parcel of land situate, lying and being in Harlem division, in the Outward of the City of New York, beginning at a certain rock at the waterside, thence running South seventy-six degrees West twenty-eight chains and fourteen links to a stone marked W; thence South forty-eight degrees East two chains and ninety-four links; thence South seventy-six degrees East ten chains to a large chestnut tree; thence South fifteen degrees West four chains and fifty-five links; thence South fifty-eight degrees East thirteen chains and eighty-five links; thence North forty one degrees and an-half East twelve chains and seventy-six links to a stone marked W, at the waterside; thence North thirty-nine degrees West three chains and nineteen links; thence North nine degrees East three chains and sixty-one links; thence North thirty-seven degrees West two chains and sixty-five links; thence North eighty-seven degrees and an-half West two chains; thence North thirty-one degrees East five chains and eighty-eight links along the waterside to the place of beginning. Bounded Northerly and Westerly by land belonging to the heirs or devisees of the said William Waldron, deceased, and Southerly by land of Jacob Le Roy and the land now or late the property of the heirs or devisees of the said William Waldron, and Eastwardly

by the Sound at Hellgate or Hornshook. Containing thirty acres, two quarters and one square rod (including also so much land as was taken out of the said hereby described piece or parcel of land and sold to Jacob Walton, which quantity sold to the said Jacob Walton is hereby excepted, though included in the boundaries hereinbefore mentioned, as at present the contents thereof are unknown).

MORTGAGE.

ADOLPH WALDRON <i>and CHRISTINA, his wife,</i> to ABRAHAM DURYEE.	TO SECURE £356. Dated 2 June, 1784. Ack. 24 June, 1784. Reg. 25 June, 1784. 3 Mortgages, 411.
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COVERS same premises by substantially the same description except that the land sold to Jacob Walton is not reserved thereout.

MORTGAGE.

ADOLPH WALDRON <i>and CHRISTINA, his wife,</i> to ABRAHAM DURYEE.	TO SECURE £118, 10s. Dated 18 Dec., 1785. Ack. 25 Feb., 1786. Rec. 27 Feb., 1786. 4 Mortgages, 190.
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COVERS all that certain messuage or dwelling-house and piece or parcel of ground situate, lying and being at Hornshook, in Harlem division of the Outward of the same city, in a certain survey or map thereof made by Jonathan Landon, and bearing date the 13th day of October, 1767, described as follows, to wit: Beginning at a certain rock at the water-side, thence running South eighty-two degrees West thirty chains and twenty links; thence South forty-eight degrees East three chains and fifty-nine links to a stone marked W, and from thence on the same course two chains and ninety-four links; thence South

seventy-six degrees East ten chains to a large chestnut tree; thence South fifteen degrees West about one chain and ten links to the North corner of the land of the late Jacob Walton, Esq., deceased; thence along the land of the said Jacob Walton, deceased, about fifteen chains to the River or Sound; thence North forty-one degrees thirty minutes East about nine chains and eighty links to a stone marked W at the water-side; thence North thirty-nine degrees West three chains and sixty-one links; thence North nine degrees East three chains and nineteen links; thence North thirty-seven degrees West two chains sixty-five links; thence South eighty-seven degrees thirty minutes West two chains, and thence North thirty-one degrees East five chains eighty-eight links to the place of beginning. Containing thirty acres and seventeen perches, be the same more or less.

The children of William Waldron recovered a judgment against said Adolph Waldron, under which a writ of *fieri facias* was issued in the October term of the year 1786.

MARINUS WILLET,

Sheriff,

to

ABRAHAM DURVYEE.

DEED.

Dated 29 March, 1787.
Ack. 10 April, 1787.
Rec. 8 Feb., 1799.
56 Conveyances, 155.
Consideration, £800.

RECITES said writ of *fieri facias* issued against Adolph Waldron, and CONVEYS by virtue thereof all that piece or parcel of land situate, lying and being in Harlem division of the outward of the City of New York aforesaid, on which William Waldron, deceased, lately lived. Beginning at a cleft in a certain large rock at the water side; thence running South eighty-one degrees West thirty chains and twenty links to a stone marked W;

thence South forty eight degrees East six chains and fifty-three links; thence South seventy-six degrees East ten chains to the stump of a large chestnut tree; thence South fifteen degrees West one chain and thirty links; thence South fifty-eight degrees East fifteen chains and ten links; thence North forty degrees East ten chains; thence North thirty-nine degrees West three chains and sixty-one links; thence North nine degrees East three chains and nineteen links; thence North thirty-seven degrees West two chains and sixty-five links; thence South eighty-seven degrees and an-half West two chains; thence North thirty-one degrees East five chains and eighty-eight links along the water side to the beginning.

Bounded Northerly and Westerly by the land late of the said William Waldron, deceased, Southerly by the land of Mr. Jacob Walton, deceased, and other land late of the said William Waldron, deceased, and Easterly by the sound at Hell Gate Cove or Hornshook. Containing thirty-four acres and three-tenth parts of an acre, be the same more or less, as by a survey thereof made by Evert Bancker, Jr., City Surveyor, and dated the 17th day of this instant month of March, reference being thereunto had may appear.

ABRAHAM DURYEE

with

JOSEPH BLACKWELL.

AGREEMENT.

Dated 25 Jan., 1797.
Proved 25 July, 1797.
Rec. 28 July, 1797.
54 Conveyances, 521.
Consideration, £10.

RECITES deed to Blackwell (60 Conveyances, 510), of part of tract conveyed by previous deed and seisin of Abraham Duryee of rest of tract and an agreement that each will appropriate sixteen feet and a-half of land immediately adjoining the line of division of their respective tracts or parcels of land

for the purpose of making a road or passage, which said road or passage shall extend and be continued from a point at the East River or Sound where the line of division between the said two tracts or parcels of land strikes following the course of the said division or boundary line until it makes the Wester-most extremity where the said tracts or parcels of land adjoin each other.

Each grants to the other, his heirs and assigns, the owners and occupiers of the said tract the right and privilege of said road, and agrees that the same shall forever remain open.

*Last Will and Testament
of
ABRAHAM DURYEE.*

Dated 12 Sept., 1796.
Proved 24 April, 1797.
42 Wills, 191.

This will contains the following power of sale : "And the better to enable my executors to fulfil and execute the trusts and powers in and by this my will committed to them I do give full power and authority to them, and to the major part of them, and the survivors and survivor of them, whenever they shall think proper and for the benefit and advantage of my estate, to bargain, sell and dispose of in fee simple or otherwise all or any part or parts of my real estate or lands in the State of New York or elsewhere to such person or persons, and for such price or prices, as they shall in their discretion think right, and to make, seal and execute a deed or deeds, conveyance or conveyances for the same to the respective purchaser or purchasers ; but my will and desire is that no part of my real estate in the City of New York shall be sold or disposed of by my executors during the widowhood of my said wife without her express consent."

Appoints his wife Elizabeth, his Executrix, and Cornelius C. Roosevelt, James C. Roosevelt and Harry Peters his Executors.

Letters Testamentary were granted to James C. Roosevelt and Harry Peters. See same Liber, page 197.

HARRY PETERS and JAMES C.	DEED.
ROOSEVELT, <i>Acting Executors</i>	Dated 19 June, 1797.
of ABRAHAM DURYEE,	Ack. 19 June, 1797.
to	Rec. 20 June, 1799.
JOSEPH YOUNG.	54 Conveyances, 426. Consideration, £2,000.

CONVEYS all that said tract, piece or parcel of land situate, lying and being in the Seventh Ward of the City of New York, at a place commonly called Hornshook, and bounded North-easterly by the East River, or Sound, Southeasterly and South-westerly by land now or late belonging to the estate of Jacob Walton, deceased, and Northerly by the land lately sold by the said Abraham Duryee, deceased, in his life time to Joseph Blackwell, of the City of New York, Merchant; (subject, nevertheless, to the right of way provided for in the agreement above set forth, 54 Conveyances, 521), which said tract, piece or parcel of land hereby conveyed, contains about twelve acres, be the same more or less.

The consent of the widow of Abraham Duryee to above sale is annexed to this deed, is duly acknowledged by her, and recorded therewith.

DEED.

JOSEPH YOUNG	Dated 19 Nov., 1802.
to	Ack. 19 Nov., 1802.
JOHN JACOB ASTOR.	Rec. 26 February, 1803.
	63 Conveyances, 323. Consideration, \$9,000.

CONVEYS same premises by same description.

John Jacob Astor purchased from the City the portion of the Hellgate road adjoining his tract, which was conveyed to him by the following deed. Proceedings had been taken by the City to close this road. See petition filed 19 April, 1833, and report of Commissioners, filed 14 April, 1834.

*The Mayor, Aldermen and Com-
monalty of the City of New
York,*
to
JOHN JACOB ASTOR.

DEED.

Dated 24 Sept., 1834.
See duplicate in Comptroller's Office Book
of Deeds, page 71.

CONVEYS all that certain piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, being part or portion of a certain old road called the Hellgate road, and being bounded and containing as follows, to wit: Northerly by a part of the said old road to be conveyed by the parties of the first part to Nathaniel Prime, Esquire, twenty-one feet nine inches, Westerly by the same fourteen feet six inches, Southwesterly by the same seventy-eight feet, Southerly by a part of the said old road to be conveyed by the said parties of the first part to Joseph Foulke, Esquire, fifteen feet nine inches, Northeasterly by land belonging to the said party of the second part seventy-four feet one inch, and Easterly by the same fifteen feet ten inches and an-half of an inch.

*Last Will and Testament
of
JOHN JACOB ASTOR.*

Dated 4 July, 1836.
Proved 12 April, 1848.
95 Wills, 452.

"To my grandson Charles Bristed I devise * * * * also my country seat at Hellgate, and my lands there, contain-

ing about thirteen acres. To have and to hold all and singular the said lots of land and premises for and during his natural life. And as to the income of the real estate above devised to him for life, I devise the same to my executors, in trust to receive the same and apply it, or so much¹ and such part thereof as they may think fit, to the use of the said Charles Bristed until he shall attain the age of twenty-five years. And upon the death of the said Charles Bristed I give the said lands and capital of one hundred and fifteen thousand dollars to his then surviving issue (to be divided according to the number of his children) and to their heirs, executors, administrators and assigns respectively forever. And in case of his death without such issue, then I give the said lands and money, one-half to the children of my son William B. Astor, and one-half to the children of my daughter Dorothea Langdon, and to their heirs, executors and administrators respectively forever. * * * * I do hereby authorize each and every person who shall take an estate under this will which may terminate with his or her life, to make any lease of the premises to them devised, and of any and every part thereof, for any term or terms of years not exceeding twenty-one years from date thereof. * * Also I do authorize any such tenant for life, with the assent of one of my executors, uniting in the deed to manifest the same, to sell and convey in fee simple to the extent of one half in value of the lands devised to such life tenants, in order to raise money for the improvement of the residue, for which application of the money so to be raised such executor shall make provision before giving such assent, and his writing in the deed shall make the same an effectual conveyance to the parties accepting the same, who shall thereby be freed from seeing to the application of the purchase moneys."

Appoints William B. Astor, James G. King, Washington Irving and James Gallatin his executors, with power to them,

whenever their number shall be reduced to two, to appoint such proper persons as they may select as co-executors.

By codicil dated 19 January, 1838, he appoints Daniel Lord, Junior, a co-executor.

By codicil dated 3d March, 1841, he appointed his grandson, John Jacob Astor, a co-executor.

Letters Testamentary were granted to William B. Astor and Washington Irving on 12 April, 1848 (see Liber 7, Letters Testamentary, 512), and to James Gallatin and John Jacob Astor, Jun., on 13 April, 1848 (same liber, page 513), and to Daniel Lord on 19 May, 1848 (same liber, page 544), and to William Astor on 12 January, 1876 (see Liber 37, Letters Testamentary, 365).

Charles Astor Bristed, the above named devisee for life, died on 14 January, 1874. It is stated in the petition for probate of his Will, which is recorded in 216 Wills, page 366, that he left him surviving two sons, John Jacob Astor Bristed and Charles H. M. Bristed, his only heirs at law.

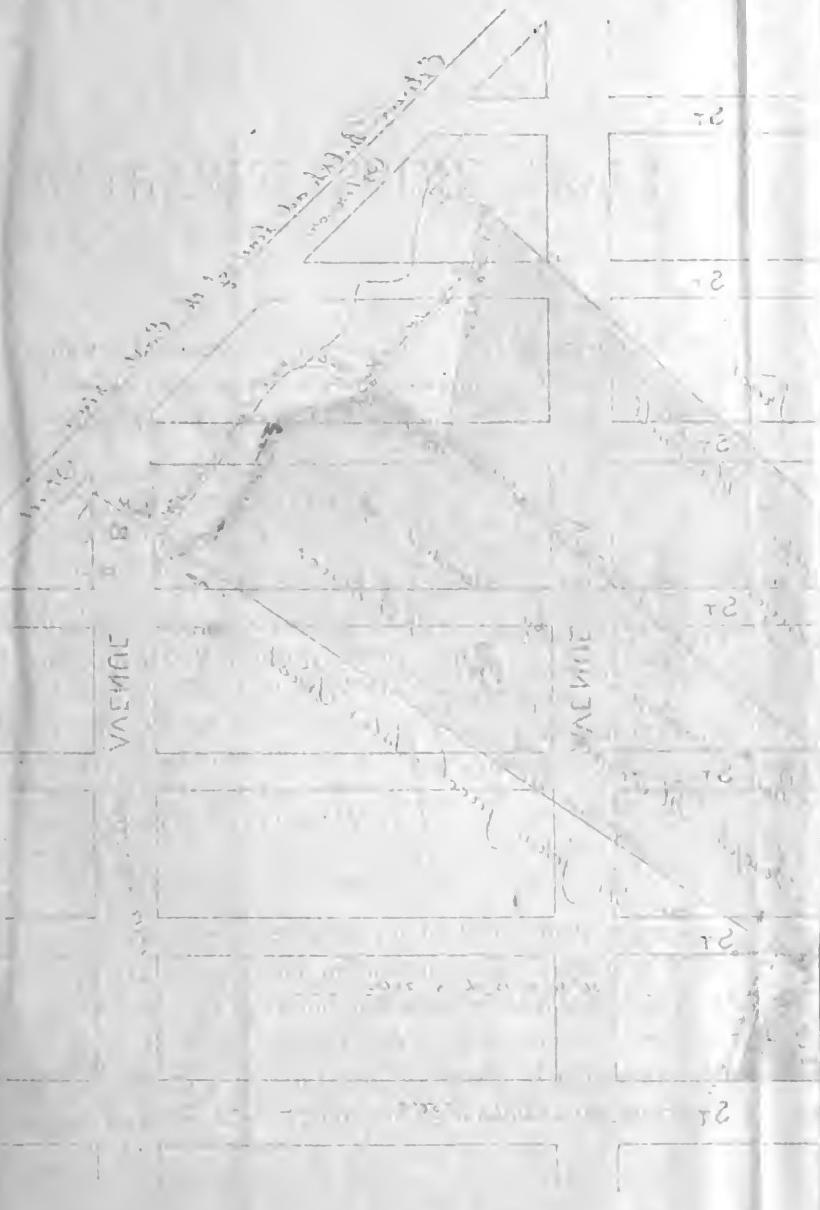
Notes.

Notes.

Notes.

Notes.

SECOND AVENUE



Notes.

92⁴ ST

91st S_T

90° S_T *free*

AVENUE

5

Rheinländer
Josephí Bla
1291 485.11

EX 89⁴ by William Kenyon ST
Received - 6-10-20
10-3-20

88th Street
Piece ST
Joseph

Prine 87th *St*
10 chains
525.9
502.7
Road Piece
Conveyed by
Chauncy to Prine
J.W.S.
1883

86th

AVENUE

East

THE
NATHANIEL PRIME TRACT.

This tract, except the portion thereof lying South of the old ferry road was included in that part of the Waldron Farm which was vested in Adolph Waldron.

ADOLPH WALDRON
and Christina, his wife,
to
DAVID WALDRON, SAMUEL WALDRON, JOHN WALDRON, PETER WALDRON, BENJAMIN WALDRON, TONEKA MANDEVILLE, MARY VREDENBURGH and MARGARET LENT, *the sons and daughters of WILLIAM WALDRON.*

MORTGAGE.

TO SECURE 320.
Dated 28 Oct., 1783.
Ack. 17 Nov., 1783.
Reg. 11 March, 1784.
3 Mortgages, 339.

COVERS all that piece or parcel of land situate, lying and being in Harlem division, in the Outward of the City of New York, beginning at a certain rock at the waterside, thence running South seventy-six degrees West twenty-eight chains and fourteen links to a stone marked W; thence South forty-eight degrees East two chains and ninety-four links; thence South

AVENUE

SECOND

MAP
OF
A TRACT OF LAND BELONGING TO
NATHANIEL PRIME

AVENUE

FIRST

92^d ST

91^e ST

90^f ST Blackwell

89^g St Joseph Kersey

88^h St Rice

87ⁱ St Joseph Blackwell

86^j ST

Exterior Bulkhead
Exterior line of the East River
Street

devised of
by Peter A. Schenck
to John Jack 1st or Tract

10 chains
1.56° 36' E. 15 ch. S. 25 links
58° E. - - - - -

1.56° 36' E. 15 ch. S. 25 links
58° E. - - - - -

The
Piece
3 1/2 acres
to
to

1.35° East 7 ch. 16 links
Piece conveyed by
Joseph Blackwell
to Nathaniel
Blackwell
S 76° E.

1.35° East 7 ch. 16 links
The distance
measured
on
conveyed
by
Chauncey to Prime

1.35° East 7 ch. 16 links
Piece
3 1/2 acres
to
to

1.35° East 7 ch. 16 links
Piece
3 1/2 acres
to
to

1.35° East 7 ch. 16 links
Piece
3 1/2 acres
to
to

1.35° East 7 ch. 16 links
Piece
3 1/2 acres
to
to

seventy-six degrees East ten chains to a large chestnut tree; thence South fifteen degrees West four chains and fifty-five links; thence South fifty-eight degrees East thirteen chains and eighty-five links; thence North forty-one degrees and an-half East twelve chains and seventy-six links to a stone marked W, at the waterside; thence North thirty-nine degrees West three chains and nineteen links; thence North nine degrees East three chains and sixty-one links; thence North thirty-seven degrees West two chains and sixty-five links; thence North eighty-seven degrees and an-half West two chains; thence North thirty-one degrees East five chains and eighty-eight links along the waterside to the place of beginning. Bounded Northerly and Westerly by land belonging to the heirs or devisees of the said William Waldron, deceased, and Southerly by land of Jacob Le Roy and the land now or late the property of the heirs or devisees of the said William Waldron, and Eastwardly by the Sound at Hellgate or Hornshook. Containing thirty acres, two quarters and one square rod (including also so much land as was taken out of the said hereby described piece or parcel of land and sold to Jacob Walton, which quantity sold to the said Jacob Walton is hereby excepted, though included in the boundaries hereinbefore mentioned, as at present the contents thereof are unknown).

MORTGAGE.

ADOLPH WALDRON
and CHRISTINA, *his wife*,
to
ABRAHAM DURYEE.

TO SECURE £356.
Dated 2 June, 1784.
Ack. 24 June, 1784.
Reg. 25 June, 1784.
3 Mortgages, 411.

COVERS same premises by substantially the same description, except that the land sold to Jacob Walton is not reserved thereout.

MORTGAGE.

ADOLPH WALDRON
and CHRISTINA, *his wife*,
to
ABRAHAM DURYEE.

TO SECURE £118, 10s.
Dated 18 Dec., 1785.
Ack. 25 Feb., 1786.
Rec. 27 Feb., 1786.
4 Mortgages, 190.

COVERS all that certain messuage or dwelling-house and piece or parcel of ground situate, lying and being at Horns-hoek, in Harlem division of the Outward of the same city, in a certain survey or map thereof made by Jonathan Landon, and bearing date the 13th day of October, 1767, described as follows, to wit: Beginning at a certain rock at the water-side, thence running South eighty-two degrees West thirty chains and twenty links; thence South forty-eight degrees East three chains and fifty-nine links to a stone marked W, and from thence on the same course two chains and ninety-four links; thence South seventy-six degrees East ten chains to a large chestnut tree; thence South fifteen degrees West about one chain and ten links to the North corner of the land of the late Jacob Walton, Esq., deceased; thence along the land of the said Jacob Walton, deceased, about fifteen chains to the River or Sound; thence North forty-one degrees thirty minutes East about nine chains and eighty links to a stone marked W at the water-side; thence North thirty-nine degrees West three chains and sixty-one links; thence North nine degrees East three chains and nineteen links; thence North thirty-seven degrees West two chains sixty-five links; thence South eighty-seven degrees thirty minutes West two chains, and thence North thirty-one degrees East five chains eighty-eight links to the place of beginning. Containing thirty acres and seventeen perches, be the same more or less.

The children of William Waldron recovered a judgment

against said Adolph Waldron, under which a writ of *fieri facias* was issued in the October term of the year 1786.

MARINUS WILLET,

Sheriff,

to

ABRAHAM DURYEE.

DEED.

Dated 29 March, 1787.
Ack. 10 April, 1787.
Rec. 8 Feb., 1799.
56 Conveyances, 155.
Consideration, £800.

RECITES said writ of *fieri facias* issued against Adolph Waldron, and CONVEYS by virtue thereof all that piece or parcel of land situate, lying and being in Harlem division of the outward of the City of New York aforesaid, on which William Waldron, deceased, lately lived. Beginning at a cleft in a certain large rock at the water side; thence running South eighty-one degrees West thirty chains and twenty links to a stone marked W; thence South forty eight degrees East six chains and fifty-three links; thence South seventy-six degrees East ten chains to the stump of a large chestnut tree; thence South fifteen degrees West one chain and thirty links; thence South fifty-eight degrees East fifteen chains and ten links; thence North forty degrees East ten chains; thence North thirty-nine degrees West three chains and sixty-one links; thence North nine degrees East three chains and nineteen links; thence North thirty-seven degrees West two chains and sixty-five links; thence South eighty-seven degrees and an-half West two chains; thence North thirty-one degrees East five chains and eighty-eight links along the water side to the beginning.

Bounded Northerly and Westerly by the land late of the said William Waldron, deceased, Southerly by the land of Mr. Jacob Walton, deceased, and other land late of the said William Waldron, deceased, and Easterly by the sound at Hell Gate Cove or Hornshook. Containing thirty-four acres and three tenth parts of an acre, be the same more or less, as by a

survey thereof made by Evert Bancker, Jr., City Surveyor, and dated the 17th day of this instant month of March, reference being thereunto had may appear.

DEED.

ABRAHAM DURYEE and ELIZA- <i>BETH, his wife,</i> <i>to</i> JOSEPH BLACKWELL.	Dated 20 July, 1796. Ack. 24 August, 1796. Rec. 27 July, 1801. 60 Conveyances, 510. Consideration, £3,458, 10s., 8d.
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CONVEYS all that certain tract, piece or parcel of land situate, lying and being at Hornshook, in the Seventh Ward of the City of New York, bounded and described as follows, to wit: Beginning at the clift of a rock at the East River; thence running South eighty-one degrees West thirty chains and twenty links along the land of David Waldron and Cornelius I. Bogert; thence South forty-eight degrees East six chains along the lane to the North side of a large flat rock; thence South seventy-six degrees East ten chains and forty-two links along the said lane to a stake where the chestnut tree stood; thence North eighty-nine degrees East seventeen chains along the land of the said Abraham Duryee to the East River at a stake and stones; thence North thirteen degrees West two chains and seventy-three links along the River to the rocks; thence North thirty-four degrees East one chain and twenty-four links along the rocks; thence North sixteen degrees West one chain and twenty-four links along the rocks; thence North fifty-six degrees West four chains and thirty links along the rocks and marsh over a run of water; thence North twenty-nine degrees East four chains and twenty links along the marsh to the clift in the rock at the place of beginning. Containing twenty-three acres and eight perches.

The shore line given in the above deed differs from that given in the preceding instrument, and is designated by dotted lines on map at head of abstract, ante page 171.

ABRAHAM DURYEE

with

JOSEPH BLACKWELL.

AGREEMENT.

Dated 25 Jan., 1797.
Proved 25 July, 1797.
Rec. 28 July, 1797.
54 Conveyances, 521.
Consideration, £10.

RECITES deed to Blackwell (60 Conveyances, 510), of part of tract conveyed by previous deed to Duryee and seisin of Duryee of rest of tract and an agreement that each will appropriate sixteen feet and a-half of land immediately adjoining the line of division of their respective tracts or parcels of land for the purpose of making a road or passage, which said road or passage shall extend and be continued from a point at the East River or Sound where the line of division between the said two tracts or parcels of land strikes following the course of the said division or boundary line until it makes the Western-most extremity where the said tracts or parcels of land adjoin each other.

Each grants to the other, his heirs and assigns, the owners and occupiers of the said tract the right and privilege of said road, and agrees that the same shall forever remain open.

JOSEPH BLACKWELL

to

WILLIAM KENYON.

DEED.

Dated 4 May, 1799.
Ack. 18 July, 1800.
Rec. 14 August, 1800.
58 Conveyances, 503.
Consideration, \$4,610.

CONVEYS all that certain piece, parcel or lot of land situate, lying and being at Horn's Hook in the Seventh Ward of the City of New York, being part of a certain larger tract belonging to the said Joseph Blackwell, butted and bounded as fol-

lows: Beginning at a split in the rock on the bank of the East River adjoining to land of William Rhinelander; thence running along the South bounds of the said William Rhinelander's lands South eighty-two degrees West thirty chains and fifty links to a marked stone at the road leading from Harlem Commons to Hornshook; thence along the said road South forty-nine degrees East four chains and seventy-five links; thence North eighty-five degrees East seven chains and forty-six links to a cross fence; thence North eighty-six degrees East nine chains to the Southwest corner of said William Kenyon's garden; thence North eighty-four degrees East ten chains and thirty-four links to the North extremity of a point of rocks on the Sound or East River aforesaid; thence along the said river North forty-five degrees West one chain and seventy-five links; thence North fifteen degrees East to the place of beginning. Containing twelve acres, one rood and eight perches, be the same more or less.

		MORTGAGE.
WILLIAM KENYON and ABIGAIL, <i>his wife,</i>		To secure \$15,000.
	<i>to</i>	Dated 28 July, 1800.
SAMUEL ELAM.		Ack. 21 July, 1800.
		Reg. 26 August, 1800.
		10 Mortgages, 321.

CONVEYS same premises by same description.

		MORTGAGE.
WILLIAM KENYON and ABIGAIL, <i>his wife,</i>		To Secure \$9,500.
	<i>to</i>	Dated 22 Feb., 1804.
JOSEPH THEBAUD.		Ack. 7 March, 1804.
		Reg. 30 January, 1806.
		15 Mortgages, 356.

COVERS same premises by same description.

It is set forth in the amended bill in the following suit that the interest of the said William Kenyon in the said premises was sold to William Hartshorn, Jr., by virtue of a writ of *fieri facias* issued against the said Kenyon, under and by virtue of certain judgments recovered against him by the United States; and that the Marshal of the District of New York had conveyed the said interest to said Hartshorn by deed dated 24 May, 1806.

This deed is not recorded.

IN CHANCERY.

SAMUEL ELAM

vs.

WILLIAM KENYON and ABIGAIL,
his wife, JOSEPH THEBAUD,
WILLIAM ASHTON, SILVANUS
MILLER, WILLIAM H. ROBIN-
SON and WILLIAM HARTS-
HORN, JR.

- | | |
|---|--|
| 1806—April | 21. Bill filed to foreclose mortgage registered
in 10 Mortgages, 321. |
| July | 25. Answers of William Kenyon and wife and
Joseph Thebaud filed. |
| 1807—January 7. Answer of W. H. Robinson filed. | |
| | January 30. Answer of William Hartshorn, Jr., filed. |
| | February 4. Answer of Silvanus Miller filed. |
| | February 5. Answer of William Ashton filed. |
| | February 5. Order of reference to compute amount due. |
| | February 7. Master's report filed. |
| | February 7. Decree of foreclosure and sale entered. |

DEED.

THOMAS COOPER,
Master in Chancery,
 to
 NATHANIEL PRIME.

Dated 6 March, 1807.
 Ack. 14 March, 1807.
 Rec. 4 Dec., 1817.
 123 Conveyances, 506.
 Consideration, \$20,100.

CONVEYS same premises by same description.

William Blackwell died seised of the residue of this tract,
 excepting the portion lying South of the old ferry road.

Last Will and Testament
 of
 JOSEPH BLACKWELL.

Dated 1 October, 1807.
 Proved 5 Feb., 1808.
 47 Wills, 259.

I give, bequeath and devise to my daughter Harriet, the wife of William Howell, the one fourth part of all my estate, both real and personal, to have and to hold to her, her heirs and assigns forever. Item: I give, bequeath and devise to my son Joseph the one other fourth part of all my estate, both real and personal, to have and to hold to him, his heirs and assigns forever. Item: I give, bequeath and devise to my son William Drayton the one other fourth part of all my said estate, both real and personal, to have and to hold to him, his heirs and assigns forever. And as to the remaining fourth part of all my estate, both real and personal, I give, bequeath and devise to my said daughter Harriet and my sons Joseph and William Drayton, and to the survivor and survivors of them, and the heirs of such survivor and survivors, in trust, nevertheless, that they shall, and do as soon as conveniently can or may be after my decease, put and place out the same in some good and sufficient security or securities (with full power at any time to call in, remove and new

place out the same in such manner as they shall think fit) so as the best annual interest may be made thereof. And my will is and I do hereby give and bequeath all the interest and produce of the said monies and estate so to be put out and placed at interest as aforesaid unto my daughter Frances Elizabeth and to her husband, James Grant Forbes, her receipt to be valid for the same; and after the death of the said James Grant Forbes, then as to all the said fourth part of my estate so, as aforesaid, bequeathed in trust, I do hereby give, devise and bequeath the same to my said daughter Frances Elizabeth, and to her heirs, executors, administrators and assigns, to her and their own use and behoof forever."

WILLIAM HOWEL and HARRIET, <i>his wife,</i> JOSEPH BLACKWELL, and WILLIAM DRAYTON BLACKWELL, <i>to</i> NATHANIEL PRIME.	DEED. <hr/> Dated 8 July, 1809. Ack. 8 July, 1809. Rec. 24 Dec., 1810. 90 Conveyances, 66. Consideration, \$2,500.
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CONVEYS all that certain piece or parcel of ground and premises situate in the Ninth Ward of the City of New York, bounded as follows: Beginning on the West side of the North gate post on the road between the property of John Jacob Astor and the premises this day to be conveyed by the said parties of the first part to Peter A. Schenck, and running thence along the said property to be conveyed by the said parties of the first part to the said Peter A. Schenck, North —— minutes East to a notch cut in the upper garden fence of the said Nathaniel Prime, and thence along the line of the said Nathaniel Prime's land to the road leading to Hellgate Ferry, and thence along the said road to the place of beginning, as the same premises are designated and laid down on a diagram thereof made by W. Bridges, City Surveyor, and hereunto annexed.

Containing two acres, one rood and twenty-four perches, be the same more or less.

SAME
to
PETER A. SCHENCK.

DEED.

Dated 8 July, 1809.
Ack. 8 July, 1809.
Rec. 1 April, 1814.
105 Conveyances, 259.
Consideration, \$10,000.

CONVEYS all that certain piece or parcel of ground and premises situate between the country seats of John Jacob Astor and Nathaniel Prime in the Ninth Ward of the City of New York, bounded as follows: Beginning at a hole made in the rock and filled with lead at the Southeast corner of Nathaniel Prime's land, and thence running along the land of the said Nathaniel Prime South eighty-four degrees West five hundred and twenty-six feet until it comes to a corner of the lower garden fence of the said Nathaniel Prime, and thence along the said fence and the ground of the said Nathaniel Prime South eighty-six degrees West five hundred and fifty-six feet ten inches to a notch made in the upper garden fence of the said Nathaniel Prime, and thence South forty-five minutes West two hundred and sixty-seven feet nine inches along the land this day conveyed by the said parties of the first part to the said Nathaniel Prime to the road running between the property of John Jacob Astor and the premises herein described and intended to be conveyed, and thence along the middle of the said road north eighty-nine degrees East eleven hundred and seventy-three feet to the East River, and thence along the said river to the place of beginning; as the said premises are laid down in a diagram thereof made by William Bridges, Surveyor, and hereunto annexed. Containing eight acres, three roods and fourteen perches, be the same more or less.

PETER A. SCHENCK and MAR- GARET, <i>his wife,</i> <i>to</i> NATHANIEL PRIME.	DEED. <hr/> Dated 14 March, 1814. Ack. 14 March, 1814. Rec. 1 April, 1814. 105 Conveyances, 262. Consideration, \$10,000.
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CONVEYS same premises by same description.

TITLE TO PORTION SOUTH OF FERRY ROAD.

PETER WALDRON and BENJA- MIN WALDRON and MARIA, <i>his wife,</i> <i>to</i> BENJAMIN WALDRON.	DEED. <hr/> Dated 1 October, 1788. Not recorded, but re- cited in the following deed.
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CONVEYS all that certain lot, piece or parcel of land situate, lying and being at Hornshook in the County of New York, bounded and described as follows, to wit: Beginning at the Northeastwardly corner of the said piece of land at the place where the roads leading from Hornshook and Jacob Le Roy's seat meet; thence running South twenty degrees East one chain forty-six links along Jacob Le Roy's road; thence along said road South twenty-one degrees West two chains seventy links; thence thirty-nine degrees West thirty-seven links; thence North forty-eight degrees West seven chains seventy-one links; thence North forty-two degrees one-quarter East five chains; thence South seventy-six degrees and a-half East six chains to the place of beginning. Containing five acres and seventeen perches, be the same more or less. Bounded Northwardly by the Common Road, Eastwardly by Jacob Le Roy's road and Southwardly and Westwardly by the land lately sold to the Father of the said Benjamin Waldron.

The third course in this description is incorrect, probably owing to a clerical error in the record. It should be four chains and thirty-seven links instead of thirty-seven links.

DEED.

BENJAMIN WALDRON and HAN-	Dated 18 Jan., 1791. Ack. 18 Jan., 1791. Rec. 30 April, 1791. 46 Conveyances, 440. Consideration, £60.
NAH, <i>his wife,</i>	
to	
DANIEL LE ROY.	

CONVEYS same premises by same description.

Last Will and Testament of DANIEL LE ROY.	Dated 20 Jan., 1791. Proved 14 Oct., 1792. 40 Wills, 485.

"My negro boy Jack, and my ground at Hellgate I give to my brother Jacob and his heirs forever."

DEED.

JACOB LE ROY, Jr. and MARTHA, <i>his wife,</i> to JACOB LE ROY.	Dated 15 August, 1792. Ack. 15 August, 1792. Rec. 21 Sept., 1792. 47 Conveyances, 558. Consideration, £200.

CONVEYS all that certain lot, piece or parcel of land situate, lying and being at Hornshook, in the Seventh (late the outward) of the City of New York. Beginning at the North-easterly corner of the said piece of land at the place where the roads leading from Hornshook and Jacob Le Roy's seat meet; thence running South twenty degrees East one chain forty-six links along Jacob Le Roy's road, thence along the said road South

twenty-one degrees West two chains seventy links; thence thirty-nine degrees West thirty-seven links (?); thence North forty-eight degrees West seven chains seventy-one links; thence North forty-two one-quarter East five chains; thence South seventy-six degrees and a-half East six chains to the place of beginning. Containing five acres and seventeen perches, be the same more or less. Bounded Northerly by the Common Road, Easterly by Jacob Le Roy's road and Southerly and Westerly by the land of Hopper.

DEED.

JACOB LE ROY
and CATHARINE, his wife,
to
JAN BOERS.

Date 22 August, 1792.
Ack. 25 August, 1792.
Rec. 22 Sept., 1792.
47 Conveyances, 560.
Consideration £1,700.

CONVEYS same premises as previous deed, and also the premises conveyed to Jacob Le Roy by William Waldron by first deed in this abstract set forth.

DEED.

JAN BOERS
to
ROBERT T. KEMBLE.

Dated 12 Nov., 1793.
Ack. 13 Nov., 1793.
Rec. 14 Dec., 1831.
280 Conveyances, 166.
Consideration, £1,825.

CONVEYS same premises by same description.

DEED.

ROBERT T. KEMBLE
and MARY, his wife,
to
NICHOLAS CRUGER.

Dated 8 May, 1794.
Ack. 8 May, 1794.
Rec. 14 Dec., 1831.
280 Conveyances, 169.
Consideration, £2,100.

CONVEYS same premises by same description.

The premises thus vested in Nicholas Cruger included all of the Prime Tract lying South of the ferry road, except a small gore on the Northwest corner of First Avenue and 86th Street. This gore was conveyed to Cruger by Yellas Hopper, by deed dated 10 October, 1795. See ante page 126.

*Last Will and Testament
of
NICHOLAS CRUGER.* } Dated 22 Feb., 1791.
} Prov. 24 Sept., 1800.
} 43 Wills, 287.

AFTER directing payment of his debts and funeral expenses, and bequeathing an annuity of £150 to his uncle John Cruger, the testator provides as follows: "Item, the rest and residue of my estate, both real and personal, I will and devise in manner following, that is to say: I give, devise and bequeath one-third part thereof to my beloved wife, Ann Cruger, and to her heirs and assigns forever."

"Item: I give, devise and bequeath the remaining two-third parts of my estate, both real and personal, to my children, sons and daughters, as well those of my first marriage, as those of my second, to be divided among them, share and share alike. And I do hereby order my Executors, hereinafter named, to pay to each of them their said separate shares, on their arriving at the age of twenty-one years. But should any or either of my said children die before attaining the age of twenty-one years and without issue, then it is my will that his, her or their shares shall lapse, and that the same go to and be equally divided among his, her or their surviving brothers and sisters, or such of them as survive, share and share alike."

These portions of the tract in question having been acquired after making the above Will, the said Nicholas Cruger died in-

testate as to the same, leaving him surviving his widow and seven children, as follows:

1. Bertram P. Cruger.
2. Henry N. Cruger.
3. Nicholas Cruger.
4. Elizabeth (Peggy) Towers, widow of John Towers.
5. Catherine Cruger, who married William Bard in 1802.
6. Mary (or Polly) Cruger, who married Henry Cruger in 1802.
7. Sarah Cruger (a child by his second wife), who married William Heyward in May, 1804.

Elizabeth Towers, one of the above named children, married Alexander Maitland in May, 1801; her said husband died in September, 1801, and she died in October of the same year.

*Last Will and Testament
of
ELIZABETH MAITLAND.*

} Not proved in New York Surrogate's Office, but recited in bill in the suit of Cruger *vs.* Rogers, filed Nov. 2, 1807.

DEVISES all her estate to her four minor children.

She left her surviving four infant children by her former husband, viz:

1. Ann Towers.
2. Margaret Towers.
3. Catharine Towers.
4. Mary Towers.

SUPREME COURT.

BERTRAM P. CRUGER, NICHOLAS CRUGER, HENRY N. CRUGER, WILLIAM BARD *and*
CATHERINE, *his wife*, *and*
HENRY CRUGER *and* MARY,
his wife,

v/s.

WILLIAM HEYWARD *and* SARAH,
his wife, ANN TOWERS, PEGGY
TOWERS, CATHERINE
TOWERS *and* MARY TOWERS.



1803—November 23. Petition for partition filed.

November 23. Bertram P. Cruger appointed guardian
for Ann Towers, Peggy Towers,
Catherine Towers and Mary Towers.

November 23. William Heyward and wife appear and
confess.

November 24. Partition ordered.—John Lawrence, John
E. Seaman and Samuel Gouverneur
appointed Commissioners.

1805—May 11. Henry W. White appointed Commis-
sioner in place of John E. Seaman.

May 18. Commissioners report that sale is neces-
sary.

May 18. Order of Sale entered.

1811—October 24. Edward W. Laight appointed Commis-
sioner in place of John Lawrence, de-
ceased.

1813—May 13. Rule making William Rogers and Ann Rogers parties to suit.

On 8th April, 1808, an act of the legislature was passed allowing the children of Mrs. Tower to take real estate as if they were natural born citizens. See Laws 31 session, page 221.

SAMUEL GOUVENEUR, HENRY WHITE and EDWARD W. LAIGHT, <i>Commissioners of Partition,</i> <i>to</i> PETER SCHERMERHORN.	DEED. <hr/> Dated 12 Sept., 1815. Ack. 23 Sept., 1815. Rec. 4 Nov., 1815. 111 Conveyances, 415. Consideration, \$20,000.
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CONVEYS all that tract of land and farm in the — Ward of the City and County of New York, beginning at a stake placed at high water mark on the East River, adjoining the land of Peter Schermerhorn; thence running along said Schermerhorn's land North forty-eight degrees thirty minutes West twenty one chains ten links to land of one Hopper; thence along said Hopper's land North thirty-seven degrees thirty minutes East three chains eighty-one links; thence North forty-nine degrees twenty minutes West twenty chains twenty-five links to the road leading to Hellgate ferry; thence along said road North seventy-seven degrees fifteen minutes East three chains thirty-five links; thence North eighty-seven degrees thirty minutes East two chains; thence South forty-nine degrees East six chains sixty links; thence South seventy-seven degrees twenty minutes East eight chains sixty-three links; thence South twenty-eight degrees East one chain thirty links; thence South twenty degrees West three chains sixty links; thence South sixty degrees East eighteen chains ninety-seven links to the rear

of the ferry house ; thence South twenty-nine degrees forty-five minutes West eighty-three links ; thence South sixty-six degrees fifteen minutes East one chain ; thence South five degrees East sixty links ; thence South forty-five degrees East fifty-two links to the river ; thence along the river at high water mark South thirty-eight degrees West seventy-three links ; thence South forty-one degrees West one chain fifty-one links ; thence South forty-five degrees West seventy-four links ; thence North thirty-nine degrees West forty-two links ; thence South thirty-two degrees thirty minutes West six chains forty-seven links ; thence South forty-six degrees West one chain to the place of beginning. Containing thirty acres, one rood and thirty-four poles.

The Commissioners of Partition in the above suit sold and conveyed a portion of the Hellgate road, including a small part thereof which lay North of Eighty-sixth Street, between First Avenue and Avenue A, to Bertram P. Cruger, Henry N. Cruger and Nicholas Cruger, who in turn conveyed the same to the City. See deed recorded in Liber 125 Conveyances, page 170, hereinbefore more fully set forth in the title of the Joseph Foulke Tract. The City conveyed the said portion thereof adjoining the tract in question to Nathaniel Prime. See post page 193.

DEED.

PETER SCHERMERHORN
to
ISAAC CHAUNCEY.

Dated 19 Feb., 1816.
Ack. 21 Feb., 1816.
Rec. 22 Feb., 1816.
114 Conveyances, 117.
Consideration, \$19,000.

CONVEYS all that certain messuage or dwelling house and parcel of land or farm situated and lying in the Ninth Ward of the City of New York, being part of the said tract of land and farm so sold and conveyed as aforesaid by the said Samuel Gouverneur, Henry White and Edward W. Laight, as commissioners as aforesaid to him the said Peter Schermerhorn,

bounded and containing as follows, that is to say: Beginning at the East River at a partition fence to be made there, and distant from the Southeasterly corner or place of beginning in the indenture aforesaid mentioned of the said tract or farm so sold and conveyed to the said Peter Schermerhorn, as aforesaid, along the said East River of three chains and seventy links, measuring the same on the following courses, that is to say: First: running from the said place of beginning of the said tract or farm so sold and conveyed to the said Peter Schermerhorn, North forty-four degrees fifteen minutes West one chain and thirty-five links; then North thirty-six degrees forty-five minutes West two chains, and thence North twenty-five degrees fifteen minutes West thirty-five links to the place of beginning of the said parcel of land herein described and hereby conveyed, or so intended to be, and from the said place of beginning of the said hereby described parcel of land and premises running North thirty-eight degrees and thirty minutes West five chains and twenty-five links; thence North forty-two degrees and fifteen minutes West sixteen chains to land of one Hopper; thence along the said land of the said Hopper forty-nine degrees twenty minutes West twenty chains and twenty-five links to the road leading to Hellgate ferry; thence along the said road North seventy-seven degrees fifteen minutes East three chains thirty-five links; thence North eighty-seven degrees thirty minutes East two chains; thence South forty-nine degrees East six chains sixty links; thence South seventy-seven degrees twenty minutes East eight chains sixty-three links; thence South twenty-eight degrees East one chain thirty links; thence South twenty degrees West three chains sixty links; thence South sixty degrees East eighteen chains ninety seven links to the rear of the ferry house; thence South twenty-nine degrees forty-five minutes West eighty-three links; thence South sixty-six degrees fifteen minutes East one chain; thence South five degrees East sixty links; thence South forty-five degrees East fifty-two links

to the river; thence along the river at high water mark South thirty-eight degrees West seventy-three links; thence South forty one degrees West one chain fifty-one links; thence South forty-five degrees West seventy four links; thence North thirty-nine degrees West forty-two links; thence South thirty-two degrees thirty minutes West three chains and seventy-seven links, or thereabouts, to the said place of beginning of the said parcel of land and premises hereby described, containing twenty-two acres, three roods and two perches of land, be the same more or less.

DEED.

ISAAC CHAUNCEY and CATHARINE, his wife,
to
NATHANIEL PRIME.

Dated 25 June, 1832.
Ack. 25 June, 1832.
Rec. 25 June, 1832.
287 Conveyances, 345.
Consideration, \$2,000.

CONVEYS all that certain gore or triangular piece of land situate in the Twelfth Ward of the City of New York, on the Northerly side of Eighty-sixth Street and bounded Southerly by the said street and Easterly by a lane leading Northerly from the said street along the land of Joseph Foulke and the land of John Jacob Astor to the land of the said Nathaniel Prime, and containing about one acre, be the same more or less, being all the land of the said Isaac Chauncey situate to the North of Eighty-sixth Street, and being part of the land conveyed to him by Peter Schermerhorn by a deed bearing date on the 19th day of February in the year 1816, and recorded in the office of the Register in and for the City and County of New York, in Liber 114 of Conveyances, page 117.

TITLE TO FERRY ROAD.

A petition was filed on 19 April, 1833, by the Mayor, Aldermen and Commonalty of the City of New York, praying that the Hurl-

gate or ferry road be closed. Commissioners were duly appointed and a report filed by them on April 14, 1834. The following is the deed to Prime of the portion of said road between First and Second Avenues. This deed also includes the land between said road and Eighty-sixth Street, though the title of the City thereto is not apparent.

The Mayor, Aldermen and Commonalty of the City of New York,
to
NATHANIEL PRIME.

DEED.

Dated 26 Nov., 1829.
Proved 21 Oct., 1834.
Rec. 21 Oct., 1834.
317 Conveyances, 294.
Consideration, \$250.

CONVEYS all that certain lot, piece or parcel of land situate, lying and being in the Twelfth Ward of the said city, and bounded and containing as follows: Beginning at the Northwesterly corner of the First Avenue and Eighty-sixth Street, and running thence Northeasterly along the Northwesterly line or side of the First Avenue fifty-two feet and eight inches to the Southerly line of land belonging to the said party of the second part; thence Westerly along the same one hundred and fifty-eight feet six inches to the Northeasterly line or side of Eighty-sixth Street; thence Southeasterly along the same one hundred and forty-nine feet three inches to the place of beginning.

Also all that certain other lot, piece or parcel of land situate, lying and being in the said Twelfth Ward, and bounded and containing as follows: Beginning at a point on the Northeasterly line or side of Eighty-sixth Street distant thirty-eight feet three inches from the Northeasterly corner of Eighty-sixth Street and the Second Avenue, and running thence Southeasternly along the said line of Eighty-sixth Street three hundred and seventy-six feet nine inches to the Southwesterly line of

land belonging to the said party of the second part; thence Northwesterly along the same three hundred and forty-six feet seven inches to land now or late of William Rhinelander; thence sixty-four feet by a direct line to the place of beginning.

DEED.

SAME	Dated 24 Sept., 1834.
to	Proved 21 Oct., 1834.
SAME. •	Rec. 21 Oct., 1834.
	317 Conveyances, 295.
	Consideration, \$1,375.

CONVEYS all that certain piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, being part or portion of a certain old Road called the Hellgate Road, and being bounded and containing as follows, to wit: Beginning at a point on the Northeasterly line of Eighty-sixth Street distant three hundred and ninety-eight feet three inches South-easterly from the Northeasterly corner of Eighty-sixth Street and the First Avenue, and running thence Northeasterly one hundred and fifteen feet four inches; thence Northwesterly ninety-six feet seven inches; thence Westerly four hundred and nine feet to the Northwesterly line of the First Avenue; thence Northeasterly along the same thirty-eight feet three inches; thence Easterly four hundred and thirty-four feet five inches; thence Southerly fifteen feet ten inches and an-half of an inch to a part of the said old road to be conveyed by the said parties of the first part to John Jacob Astor; thence Westerly along the same twenty-one feet nine inches; thence Southerly along the same fourteen feet six inches; thence Southeasternly along the same and along a part of the said old road to be conveyed by the said parties of the first part to Joseph Foulke eighty-five feet nine inches; thence Southwesterly along the

said part of the said old road to be conveyed to the said Joseph Foulke one hundred and twenty-two feet six inches to the North-easterly side of Eighty-sixth Street, and thence Northwesterly along the same eighteen feet ten inches and an-half of an inch to the place of beginning.

*Last Will and Testament
of
NATHANIEL PRIME.*

Dated 24 April, 1840.
Proved 23 Dec., 1840.
81 Wills, 691.

"ITEM: I give and devise to my said wife my Country House, near Hellgate, in which I now reside, and all my land in the City and County of New York, situate East of the Second Avenue North of Eighth sixth Street and between said Eighty-sixth Street and the land, formerly of William Rhinelander, deceased, together with the houses and buildings thereon, to have and to hold the same as long as she shall continue to reside thereon. Item: I declare that the foregoing bequests and devise to my wife are in lieu of dower. Item: I direct that all the residue of my estate, real and personal, shall be divided into seven shares in the manner hereinafter directed. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my son Frederick Prime, his heirs, executors and administrators. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my sons Rufus Prime and Frederic Prime, in trust to receive rents, profits and income thereof, and to apply the same to the use of my son Edward Prime during his life. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my

sons Edward Prime and Frederick Prime, in trust to receive the rents, profits and income thereof, and to apply the same to the use of my son Rufus Prime during his life. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my executors, in trust to receive the rents, profits and income thereof, and to apply the same to the separate use of my daughter Cornelia, wife of Robert Ray, during her life, free from the control, debts and engagements of her present or any future husband. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my executors, in trust, to receive the rents profits and income thereof, and to apply the same to the separate use of my daughter Emily, wife of William Seton, during her life, free from the control, debts and engagements of her present or any future husband. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my executors, in trust, to receive the rents, profits and income thereof, and to apply the same to the separate use of my daughter Matilda, wife of Gerard H. Coster, during her life, free from the control, debts and engagements of her present or any future husband. Item: I give, devise and bequeath one share or seventh part of my said residuary real and personal estate to my executors, in trust to receive the rents, profits and income thereof, and to apply the same to the separate use of my daughter Laura, wife of John C. Jay, during her life, free from the control, debts and engagements of her present or any future husband. Item: As to each of the last mentioned six shares or seventh parts, after the death of the child during whose life it is devised in trust as aforesaid, I give, devise and bequeath the same as follows, that is to say: I give the same in fee, after the death of such child of mine, to such one or more of the children and descendants of such child of mine, and in such shares or proportions as such child of mine, by his or her last Will and Testament or instrument in the nature

thereof, which each of my daughters though married, is hereby authorized to make, shall devise, direct or appoint, and for want of such direction and appointment, and so far as the same shall not extend, I give the same in fee, after the death of such child of mine, to his or her child or children who shall be then living and to the child or children then living of every child of his or hers who shall then be dead, as tenants in common, the child or children of a deceased child of such child of mine to take the same share which his, her or their parent, if living would be entitled to; and if such child of mine shall have no child or descendant who shall survive him or her, then I give the same in fee, after the death of such child of mine, to his or her heirs-at-law. Item: I authorize the trustees to whom each of the said six shares of my residuary estate is devised in trust as aforesaid, with the consent of each child of mine, during whose life the land is devised in trust aforesaid to sell and convey in fee the real estate included in such share, and to invest the money arising from such sale in other real estate in the State of New York, to be held by them on the same trusts, &c. Item: I authorize my wife and children and the major part of them, and the survivors of them and the major part of such survivors, by writing under their hands and seals, to appoint three persons to be Commissioners to make partition of my residuary estate, real and personal, into seven shares as aforesaid; and I authorize such Commissioners and any two of them to make such partition; and I authorize the said Commissioners, or any two of them, to execute deeds conveying the said shares respectively to be held by the persons and in the manner and for the purposes and on the trusts herein directed."

CORNELIA PRIME, *widow of NATHANIEL PRIME, deceased, EDWARD PRIME, RUFUS PRIME, FREDERICK PRIME, ROBERT RAY and CORNELIA, his wife, WILLIAM SETON and EMILY, his wife, GERARD H. COSTER and MATILDA, his wife, JOHN C. JAY and LAURA, his wife,*
to
 GEORGE W. STRONG, DANIEL LORD, JR., and FRANCIS GRIFFIN.

APPOINTMENT OF COMMISSIONERS.

Dated 13 Sept., 1845.
 Ack. { 16 Oct., }
 { 22 Nov., } 1845.
 Rec. 19 January, 1846.
 467 Conveyances, 534.

RECITES Will of Nathaniel Prime authorizing his children to appoint Commissioners to make partition of his residuary estate.

Appoints the parties of the second part such Commissioners.

GEORGE W. STRONG, DANIEL LORD, JR., and FRANCIS GRIFFIN, *Commissioners of Partition of 1st part,*
to

EDWARD PRIME, *of 2d part, RUFUS PRIME, of 3d part, FREDERICK PRIME, of 4th part, ROBERT RAY and CORNELIA, his wife, of 5th part, WILLIAM SETON and EMILY, his wife, of 6th part, GERARD H. COSTER and MATILDA, his wife, of 7th part, JOHN C. JAY and LAURA, his wife, of 8th part, EDWARD PRIME, RUFUS PRIME, and FREDERICK PRIME, executors of NATHANIEL PRIME, of 9th part, CORNELIA PRIME, widow of NATHANIEL PRIME, of 10th part.*

DEED OF PARTITION.

Dated 5 Jan., 1846.
 Ack. 23 Jan., 1846, and
 1 April, 1846.
 Rec. 14 Nov., 1846.
 483 Conveyances, 272.

RECITES Will of Nathaniel Prime, the appointment of parties of first part as Commissioners, that Cornelia, widow of Nath-

aniel Prime, has ceased to reside at her Country Seat at Hell-gate, and has released all her interest therein, and that parties of first part have made partition of the estate of Nathaniel Prime.

Sets apart and conveys to Frederick Prime all that certain tract, piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, and bounded and containing as follows, that is to say: Beginning at a point on the Northerly side of Eighty-sixth Street, distant thirty-eight feet three inches Easterly from the Northeasterly corner of Eighty-sixth Street and the Second Avenue, and running thence Easterly along the Northerly side of Eighty-sixth Street to the centre of the First Avenue; thence Northerly along the centre of the First Avenue to the centre of Eighty-eighth Street; thence Westerly along the centre of Eighty-eighth Street to the land formerly of William Rhinelander, deceased, and thence Southwesterly partly along the land formerly of William Rhinelander, deceased, and partly along land formerly part of the old Ferry Road to Eighty-sixth Street at the place of beginning. It being intended hereby to convey all the right, title and estate which the late Nathaniel Prime had at the time of his death in any land in the City and County of New York, lying between Eighty-sixth Street on the South, the centre of Eighty-eighth Street on the North, the centre of the First Avenue on the East and the Second Avenue on the West.

Sets apart and conveys to Edward and Frederick Prime, in trust for Rufus Prime, all that certain tract, piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, and bounded and containing as follows, that is to say: Beginning at a point in the centre of the First Avenue where said Avenue is intersected by the Northerly side of Eighty-sixth Street, and running thence Easterly along the Northerly side of Eighty-sixth Street four hundred and sixty-seven feet six inches to the land of Joseph Foulke, Esq.; thence

Northerly along the land of said Joseph Foulke one hundred and twenty-two feet six inches; thence Northwesterly partly along the land of said Joseph Foulke, and partly along the land of John Jacob Astor, Esquire, one hundred feet and three inches; thence Northeasterly twenty-one feet nine inches to a point in the centre of a lane running between the property of John Jacob Astor and the property of Nathaniel Prime, deceased; thence Easterly along the middle of said lane in a straight line to the East River; thence Northerly along the East River to the land lately of William Rhinelander, deceased; thence Westerly along the land lately of William Rhinelander to the centre of Eighty-eighth Street at the distance of ninety-two feet three and three-quarter inches Westerly from the intersection of the Westerly side of the First Avenue with Eighty-eighth Street; thence Easterly along the centre of Eighty-eighth Street to the centre of the First Avenue; thence Southwesterly along the centre of the First Avenue to Eighty-sixth Street at the place of beginning. It being intended hereby to convey all the right, title and estate which the late Nathaniel Prime had at the time of his death in any land in the City and County of New York, lying between Eighty-sixth Street on the South, the land of the late William Rhinelander on the North, the East River on the East, and the centre of the First Avenue on the West, together with a triangular piece of land at the Northwest corner of Eighty-eighth Street and the First Avenue, together with one-half of Eighty-eighth Street and one-half of the First Avenue in front of said triangular piece.

FREDERICK PRIME and LYDIA <i>H., his wife,</i> to HENRY A. STONE.	DEED. <hr/> Dated 13 March, 1852. Ack. 20 July, 1852. Rec. 2 August, 1852. 611 Conveyances, 576. Consideration, \$25,000.
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CONVEYS premises set apart to Frederick Prime in preceding deed.

EDWARD PRIME and FREDERICK PRIME, *Trustees of RUFUS PRIME, of 1st part,* RUFUS PRIME, *of 3d part,*
to
SAMUEL RICHARDSON and NATHAN T. HIGBIE, *of 2d part.*

DEED.
Dated 1 Jan., 1853.
Ack. 18 Jan., 1853.
Rec. 19 Jan., 1853.
622 Conveyances, 581.
\$125,000.

PARTIES of first part convey, with consent of party of third part, premises set apart to the trustees of Rufus Prime by above partition deed.

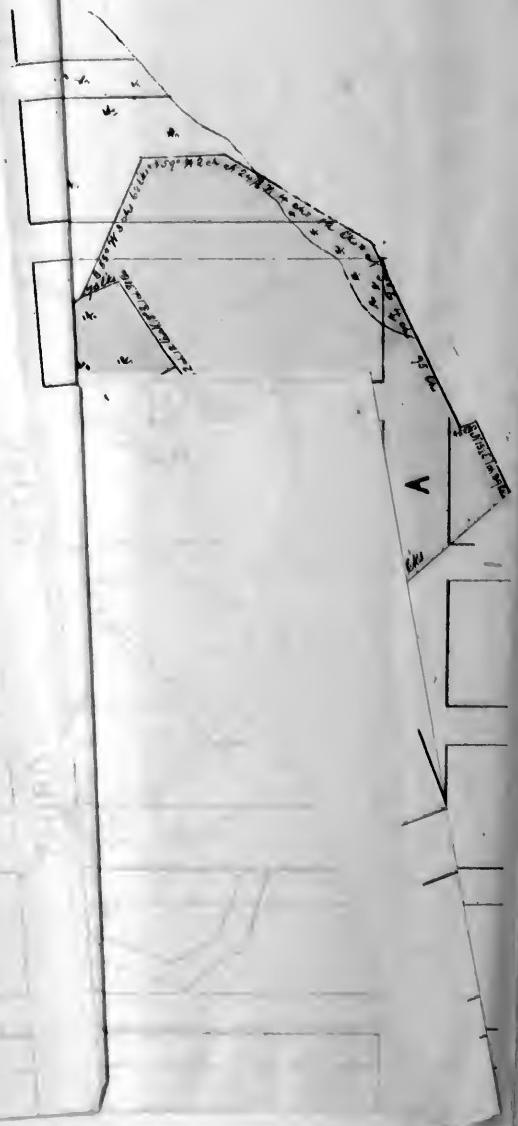
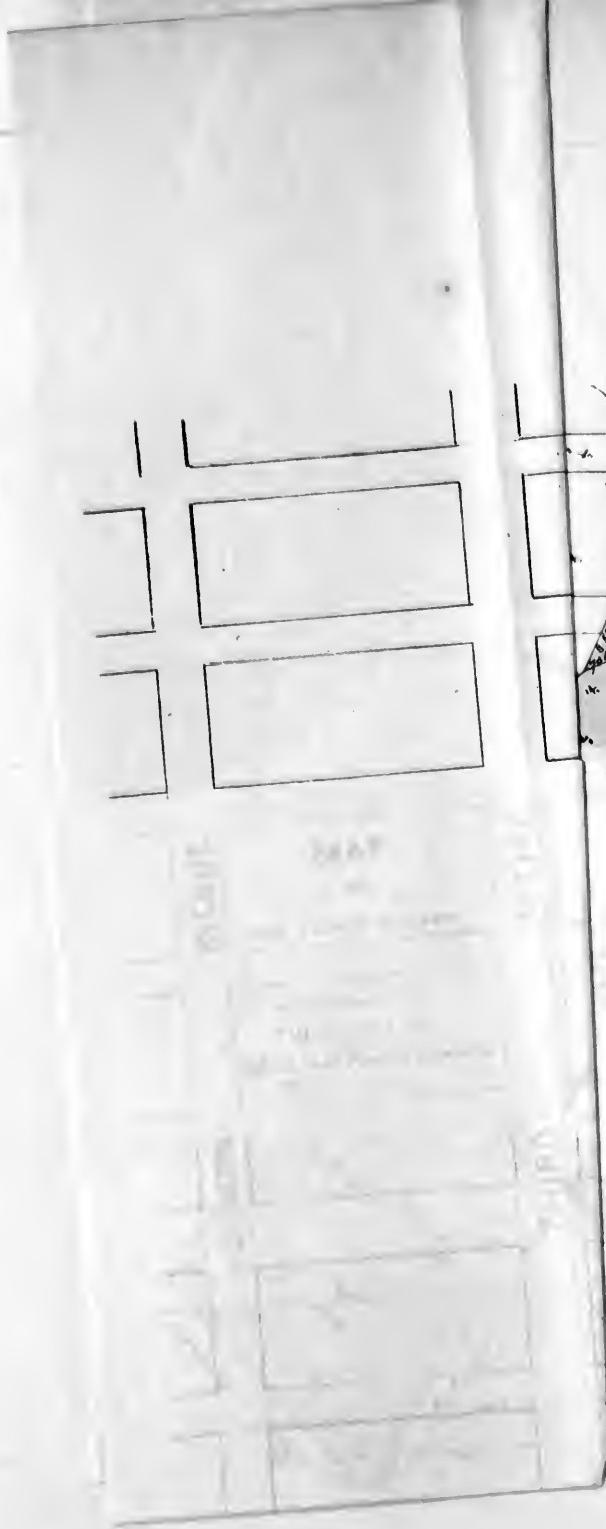
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THE WILLIAM RHINELANDER TRACTS.

These tracts are part of the Waldron Farm of which William Waldron died seized. By his Will, hereinbefore set forth at page 100, he gave his executors power to sell his real estate.

		DEED.
DAVID WALDRON,	<i>one of the Executors of WILLIAM WAL-</i>	Dated 14 Oct., 1790.
DRON,		Ack. 26 March, 1812.
<i>to</i>		Rec. 15 April, 1812.
WILLIAM WALDRON.		97 Conveyances, 238. Considerat'n, £401, 6 <i>l</i> .

CONVEYS pieces marked A, B, C, D and E on map of tract at beginning of abstract by the following description: "All that certain lot, piece or parcel of land situate, lying and being in Harlem Division of the City of New York aforesaid, and is bounded as follows, vizt: Beginning at a post set between two large rocks at the River, and running N. 15½° E. 1 chain 89 links; 2d Course, S. 86½° W. 45 links; 3d Course, N. 5° E. 4 chains 95 links; 4th Course, N. 24½° W. 4 chains 12 links; 5th Course, N. 59° W. 2 chains, which said five courses is bounded on the East River; 6th Course, S. 55° W. 3 chains 62 links; 7th Course, S. 84° W. 6 chains 78 links; 8th Course, S. 5° W. 1 chain 88 links; 9th Course, S. 80½° W. 3 chains

AVENUE

MAP

on

TWO TRACTS OF LAND

BELONGING TO
THE ESTATE OF
WILLIAM RHINELANDER

EXTINCTION

H

THIRD

1

S_T

EIGHT

AVENUE

A hand-drawn map showing three rectangular plots numbered 94, 93, and 92 from top to bottom. A curved line labeled "Signature" with the number "2318" is drawn through plot 92. The word "AVENUE" is written vertically along the left edge of the bottom plot.

A detailed map showing a wetland area labeled "Marsh". The map includes several survey points marked with letters and numbers, such as "ST", "S", "M", "L", "R", "C", "D", "E", "F", "G", "H", "I", "J", "K", "L", "M", "N", "O", "P", "Q", "R", "S", "T", "U", "V", "W", "X", "Y", "Z", and "AA". A prominent feature is a large rectangular area outlined by dashed lines, which is labeled "ST" at its center. Below this area, the word "Marsh" is written in cursive. The map also features a grid system with horizontal and vertical lines. In the bottom right corner, there is a diagram of a triangle with vertices labeled "S", "T", and "M". The base of this triangle is labeled "S-T" and "M-S". The left side of the triangle is labeled "S-L-E-196" and the right side is labeled "S-M-E-196". There are also some handwritten notes and arrows pointing to specific points on the map.

88°

87°

Sand of Samud

A hand-drawn diagram featuring two labels "ST" at the top left and bottom left. A diagonal line extends from the top right towards the center. Along this line, there is handwritten text: "5° 80' 50\"", "Athin land", and "Land". The drawing is done in black ink on white paper.

A large rectangular frame occupies the upper portion of the page. Below it, a smaller rectangular frame is positioned. The word "the" is written in cursive script across the bottom-left corner of the smaller frame.

51 links; 10th Course, S. $82\frac{1}{2}^{\circ}$ W. 18 chains 40 links, which said 6th, 7th, 8th, 9th and 10th courses are bounded on the land of David Waldron; 11th Course, S. 9° E. 8 chains 97 links, and bounded on the land of Samuel Waldron; 12th Course, N. 75° E. 2 chains; 13th Course, S. $82\frac{1}{2}^{\circ}$ E. 1 chain 79 links, which said 12th and 13th courses are bounded on the road that leads to Hornshook; 14th Course, N. $80\frac{1}{2}^{\circ}$ E. 30 chains 22 links, and bounded on the land of Abraham Duryee. Containing in the whole thirty-three acres and three square rods, be the same more or less."

DEED.

WILLIAM WALDRON and MARY, <i>his wife,</i>	Dated 15 Oct., 1790. Ack. 26 March, 1812. Rec. 15 April, 1812. 97 Conveyances, 240. Considerat'n, £401, 6d.
<i>to</i>	
DAVID WALDRON.	

CONVEYS same premises by same description.

DEED.

DAVID WALDRON and CORNE- <i>LIA, his wife,</i>	Dated 21 Sept., 1795. Ack. 29 May, 1800. Rec. 7 July, 1800. 58 Conveyances, 364. Consideration, £1,000.
<i>to</i>	
CORNELIUS I. BOGERT.	

CONVEYS the piece marked D on said map by the following description: "All that certain piece or parcel of ground situate, lying and being in the ward aforesaid at a place fronting Hellgate. Beginning at the East River, being the point which divides the premises from the land of Abraham Duryee; thence South along Duryee's land eighty-one degrees West nine chains seventy-two links; thence North along the land of the said David Waldron seven degrees fifteen minutes West eight chains

seventy links to the meadow of the said David Waldron; thence South eighty-eight degrees East three chains thirty links along said meadow; thence South twenty-two degrees fifteen minutes East two chains fourteen links along said meadow; thence North eighty-one degrees East one chain twenty-eight links along said meadow; thence North one degree thirty minutes East two chains twelve links along said meadow; thence North eighteen degrees East one chain eighty-one links along said meadow; thence North eighty-five degrees West seventy links to the marsh or high water mark; thence along high water mark round the point, and so along high water mark to the place of beginning. Containing nine acres, one rood and twenty-six perches."

As also a strip of land beginning at the Southwestermost corner of the above tract at the distance of nine chains seventy-two links from the river or place of beginning of the first tract, and from thence of the breadth of twenty feet, and in length nineteen chains seventy-eight links along Duryee's fence to the lane leading to Hellgate ferry. Containing two roods, fourteen perches. Containing in the two pieces ten acres.

DEED.

CORNELIUS I. BOGERT and SISTER,
his wife,
to
WILLIAM RHINELANDER.

Dated 1 Dec., 1797.
Ack. 18 June, 1798.
Rec. 7 July, 1800.
58 Conveyances, 367.
Consideration, £1,650.

CONVEYS same premises by same description substantially.

David Waldron appears to have been also seised of the portion of the farm of William Waldron, the elder, adjoining on the North the premises conveyed to him by William Waldron the younger.

DEED.

DAVID WALDRON <i>and</i> SARAH, <i>his wife,</i> <i>to</i> WILLIAM RHINELANDER.	Dated 26 March, 1812. Ack. 26 March, 1812. Rec. 15 April, 1812. 97 Conveyances, 243. Considerat'n, \$11,356.25
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CONVEYS the pieces marked C and F on said map by the following description: "All that certain piece, parcel or tract of land situate, lying and being in Harlem, in the Ninth Ward of the City of New York, at or near Hornshook. Bounded as follows: Beginning near the Southeast corner of the said William Rhinelander's road leading into the road from the commons to the Ferry; thence running Northwesterly one hundred and fifty-six feet along the ground of William Waldron; thence Westerly two hundred and sixty feet along ground of the said William Waldron to ground belonging to Samuel Waldron; thence North nine degrees five minutes West along ground partly of the said Samuel Waldron and partly of David Waldron, six hundred and fifty-seven feet; thence North fifty-one degrees East along ground of the said David Waldron one hundred and sixty-one feet; thence North sixty-eight degrees East along ground of the said David Waldron two hundred and eighty-nine feet; thence South nineteen degrees East one hundred and seventy-one feet along ground now in the possession of Mary, the widow of the late Frederick Rhinelander; thence North sixty-seven degrees East eight hundred and twenty feet down to the Marsh or River, being along the same ground of the said Widow Rhinelander; thence running along the said Marsh or River South fourteen degrees East one hundred and ninety-six feet; thence along the same South five degrees forty minutes West two hundred and eleven feet; thence along the same Marsh North eighty-seven degrees East one hundred and forty feet; thence along the same North seventy-two de-

grees thirty minutes East eighty-eight feet nine inches to the point of the salt meadow; thence South eighty-eight degrees thirty minutes East one hundred and forty-two feet along the said salt meadow hereinafter particularly mentioned and described; thence South forty-nine degrees twenty minutes West along land now of the said William Rhinelander one hundred and seventy-one feet; thence along the same North eighty-nine degrees West fifty-seven feet; thence along the same South eleven degrees thirty minutes East four hundred and eighty-seven feet six inches; thence South eighty degrees fifty minutes West along land of the same William Rhinelander, as aforesaid, eleven hundred and fifty-three feet to the place of beginning."

Excepting and always reserving out of the said premises above described a road of the breadth of twenty feet as it is now laid out for the purpose of passing to and from the woodland, and then containing twenty-six acres, two roods and twelve perches, be the same more or less, as by a reference to a map of the said premises made by William Bridges, City Surveyor, in March, 1810, by which the same are divided into lots: number one containing ten acres, three roods and twenty-two perches, and number two containing fifteen acres, two roods and thirty perches will more fully appear.

Also the piece marked E on the said map by the following description: "All that certain other piece or parcel of land or salt meadow situate, lying and being contiguous to and in part adjoining the premises above granted and described. Bounded as follows: Beginning at a certain point on the Marsh or River above mentioned at the end of the course and distance hereinbefore described as "North seventy-two degrees thirty minutes East eighty-eight feet nine inches to the point of the salt meadow," and running thence from the said point South eighty-eight degrees thirty minutes East one hundred and forty-two feet; thence South eighty-four degrees fifty minutes East along the land of the said William Rhinelander three hundred

and seventy-five feet; thence North ten degrees East along land of the same forty feet; thence North sixteen degrees forty minutes East along the same one hundred and nineteen feet six inches; thence North eighty-one degrees West along land of the same sixty-three feet to the Marsh or River aforesaid; thence by the said Marsh or River to the place of beginning. Containing one acre, three roods and ten and a-half perches, be the same more or less."

DAVID WALDRON and SARAH, <i>his wife,</i> <i>to</i> WILLIAM RHINELANDER.	DEED. <hr/> Dated 20 May, 1800. Ack. 30 May, 1800. Rec. 8 July, 1800. 58 Conveyances, 369. Consideration, —.
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CONVEYS all that certain piece of upland known and distinguished on the map hereto annexed by the letter A, beginning at the Southwest corner of land already owned by the said William Rhinelander and the Northwest corner of the lane where it now enters the same, and running thence North seven degrees fifteen minutes West eight chains fifty-four links to the edge of David Waldron's meadow; thence South forty-nine degrees West two chains sixty-seven links along the woodland; thence North eighty-eight degrees West ninety links; thence South eight degrees East seven chains thirty-eight links to the North side of the lane aforesaid; thence North eighty-one degrees East three chains and twelve links to the place of beginning. Containing two acres, one rod and twenty-four perches.

Also, all that certain piece of meadow land known and distinguished on the map hereto annexed by the letter B, beginning at a point on the edge of the said David Waldron's meadow aforesaid, which point is South eighty-eight degrees East three chains thirty links from the end of the first course made in going round the tract marked A, and running thence South twenty-two degrees fifteen minutes East two chains fourteen links;

thence North eighty-one degrees East one chain twenty-eight links; thence North one degree thirty minutes East one chain fifty-three links; thence two chains twenty-four links to the place of beginning; and containing one rod, eight perches. Also, the small angle of ground at the end of the lane of the said William Rhinelander, where it comes to the road leading from the commons to Mr. Gracie's ferry, so as to convey the said lane up to the said road of equal breadth with the rest of the lane.

DAVID WALDRON <i>and SARAH, his wife,</i> to FREDERICK RHINELANDER.	} Dated 1 May, 1804. Ack. 30 June, 1804. Rec. 31 March, 1824. 175 Conveyances, 103. Considerat'n, \$1,968.75.
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CONVEYS parcel marked G on said map by the following description: "All and singular that certain lot, piece or parcel of ground situate, lying and being in the Ninth Ward of the City of New York, and bounded as follows, to wit: Beginning on the East side of a road twenty feet wide, leading from the Hellgate road to the Woodland, at the Northwesterly corner of the land now described, and running thence along the woodland North sixty-nine degrees East fourteen chains and twenty-three links to the East River or Sound; thence along the shore of the same South thirty degrees East two chains, and South thirty-six degrees East two chains eighty-seven links to the Southeasterly corner of the land now described; thence South sixty six degrees West twelve chains and sixty-eight links, North eighteen degrees West two chains and thirty links, South sixty-eight degrees West four chains and thirty-five links, and North five degrees East four chains and eight links to the place of beginning. Containing seven acres, three roods and twenty poles, be the same more or less."

The Rhinelander tract lying West of Third Avenue was

also vested in Frederick Rhinelander by the following deeds. It was vested in Samuel Waldron after death of William Waldron. The following, however, is the first deed of record affecting the title thereof:

DEED.

RICHARD FALCONER, JAMES MEAD and MARY, <i>his wife</i> ,	Dated 2 Feb., 1803. Ack. 2 Feb., 1803. Rec. 31 March, 1824. 175 Conveyances, 99. Consideration, \$575.
to	
JOSEPH KEELY.	

CONVEYS all and singular that certain lot, piece or parcel of land situate, lying and being in the Seventh Ward of the City of New York, and is bounded as follows, to wit: In front on the Haerlem Commons, and running Southeast three chains and thirty-five links; thence running Northeast seventy-one (?) chains and fifty links; thence running Northwest eighteen (?) chains and thirty links; thence running Southwest seventy-eight (?) chains. Containing in front four hundred and fifty-one feet and in the rear five hundred and thirty-six feet, and in length on the Northeast side three hundred and sixty-seven feet, and on the Southwest side two hundred and fifty-four feet, being part of the estate of Samuel Waldron, of Harlem, deceased, be the same more or less.

The description in the above Deed is so vague and contradictory that it is impossible to locate the property, except by resort to the Deeds of the adjoining tracts. These latter have been followed on map ante page 201 in disregard of any distances given in said Deed.

DEED.

JOSEPII KEELEY and ELIZA- BETH, <i>his wife</i> ,	Dated 12 Nov., 1803. Ack. 12 Nov., 1803. Rec. 31 March, 1824. 175 Conveyances, 102. Consideration, \$750.
to	
FREDERICK RHINELANDER.	

CONVEYS same premises by same description.

Thus Frederick Rhinelander became seised of the piece marked G on said map, and of the tract West of Third Avenue.

Frederick Rhinelander died intestate leaving him surviving Mary Rhinelander, his widow, and Maria Rhinelander, and William Rhinelander, Junior, his only children and heirs-at-law. See recitals in the following deed. Letters of Administration were granted to William Rhinelander on 7th March, 1805. See Liber 9 Letters Adminstration, page 54.

MARY RHINELANDER,	DEED. Dated 17 Dec., 1806. Ack. 15 Dec., 1823. Rec. 15 Dec., 1823. 170 Conveyances, 201. Consideration, an annuity of \$4,162.
to	
MARIA RHINELANDER and WIL-	
LIAM RHINELANDER, JR.	

RELEASES all interest in any of the lands, tenements and hereditaments which were of the said Frederick Rhinelander, deceased, and all dower, thirds, &c. therein.

MARIA RHINELANDER,	DEED. Dated 18 Dec., 1806. Ack. 15 Dec., 1823. Rec. 15 Dec., 1823.. 170 Conveyances, 198. Consideration, \$124,000.
to	
WILLIAM RHINELANDER, JR.	

CONVEYS all and singular the real and personal estate wherever and whatsoever of which Frederick Rhinlander died seised or possessed.

*Last Will and Testament
of
WILLIAM RHINELANDER, JR.*

Dated 3 Feb., 1807.
Proved 3 Aug., 1809.
48 Wills, 214.

"I give and devise to my mother my country seat at Hell-gate, on York Island, to have and to hold during her natural life. * * * Sixthly: and as to all the rest and residue of my property and estate, whatsoever and wheresoever, whether real or personal, of which I am now seised or possessed, or of which I may be seised or possessed at the time of my death, I do give, devise and bequeath the same to my uncle Philip Rhinelander and to his heirs and assigns forever. Provided always and the above devise is upon this express condition, that if my said uncle Philip Rhinelander should die without leaving lawful issue living at the time of his death, and without devising in due form of law the estate hereby devised to him, then it is my will that the said estate, or such parts thereof as he shall not devise in due form of law, shall go and I do hereby devise the same to my uncle William Rhinelander, his heirs and assigns forever."

*Last Will and Testament
of
PHILIP RHINELANDER.*

Dated 14 July, 1817.
Proved 6 April, 1822.
57 Wills, 250.

After a legacy and devise, not affecting the tract in question, testator provides as follows: "Thirdly: I do hereby devise and bequeath to my beloved brother William Rhinelander the whole residue and remainder of my property and estate, real and personal, with all the right, title, interest, claim and dues and demands whatsoever and wheresoever of which I am now

seised or possessed, or which now is or may hereafter become a part of this estate, including in this bequest the estate and property formerly devised to me by my nephew William Rhinelander, Junior, deceased, to have and to hold the same for himself, his heirs and assigns forever."

Thus William Rhinelander became seised of both of the tracts in question.

*Last Will and Testament
of
WILLIAM RHINELANDER.*

Dated 30 March, 1825.
Proved 14 Sept., 1825.
59 Wills, 487.

It is my will that the real estate situated in the City and County of New York, whereof I may die seised or possessed shall be kept entire and no part thereof sold during the natural lives of my children and the natural life of the longest liver of them, and until the youngest person among such of the issue of my said children, or any of them as shall be living at the death of such longest liver, or shall be born in due time afterwards, shall come to the age of twenty-one years; with this intent and to effect this purpose, I do devise the said estate unto my Executors, their heirs and assigns as joint tenants for the said term, in trust to receive the rents, issues and profits thereof and to apply the same in the following manner, viz.: To pay certain annuities and distribute the residue in equal parts among my children then living, and the lawful issue of such of my said children as may be then dead, such issue to receive such share only as the parent of such issue if living would be entitled to receive, if all my children then dead, leaving lawful issue then alive had been living; and after the expiration of the term for which my said lands are above devised to my Executors in trust, I do then devise the said real estate whereof I may die

seised or possessed in the City and County of New York to my lawful grandchildren, and the lawful issue of such grandchildren, such grandchildren and their lawful issue to take such estate, in like manner in every respect as if it had been the estate of the respective parents of such grandchildren as tenants in common, and had descended to them and their lawful issue by inheritance.

Appoints his sons Philip Rhinelander, William C. Rhinelander and Frederick W. Rhinelander his Executors.

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THE
CORNELIA WALDRON TRACT.

This is part of the Waldron farm of which William Waldron died seised, and is shown on the map of the William Rhinelander tract, ante page 201. By his Will, hereinbefore set forth at page 100, he gave his executors full power of sale.

		DEED.
DAVID WALDRON, <i>one of the</i>		Dated 14 Oct., 1790.
<i>Executors of WILLIAM WAL-</i>		Ack. 26 March, 1812.
DRON,		Rec. 15 April, 1812.
<i>to</i>		97 Conveyances, 238.
WILLIAM WALDRON.		Considerat'n, £401, 6d.

CONVEYS pieces marked A, B, C, D and E on map of tract at beginning of abstract by the following description: "All that certain lot, piece or parcel of land situate, lying and being in Harlam Division of the City of New York aforesaid, and is bounded as follows, vitz: Beginning at a post set between two large rocks at the River, and running N. $15\frac{1}{2}^{\circ}$ E. 1 chain 89 links; 2d Course, S. $86\frac{1}{2}^{\circ}$ W. 45 links; 3d Course, N. 5° E. 4 chains 95 links; 4th Course, N. $24\frac{1}{2}^{\circ}$ W. 4 chains 12 links; 5th Course, N. 59° W. 2 chains, which said five courses is bounded on the East River; 6th Course, S. 55° W. 3 chains 62 links; 7th Course, S. 84° W. 6 chains 78 links; 8th Course, S. 5° W. 1 chain 88 links; 9th Course, S. $80\frac{1}{2}^{\circ}$ W. 3 chains

51 links; 10th Course, S. $82\frac{1}{2}^{\circ}$ W. 18 chains 40 links, which said 6th, 7th, 8th, 9th and 10th courses are bounded on the land of David Waldron; 11th Course, S. 9° E. 8 chains 97 links, and bounded on the land of Samuel Waldron; 12th Course, N. 75° E. 2 chains; 13th Course, S. $82\frac{1}{2}^{\circ}$ E. 1 chain 79 links, which said 12th and 13th courses are bounded on the road that leads to Hornshook; 14th Course, N. $80\frac{1}{2}^{\circ}$ E. 30 chains 22 links, and bounded on the land of Abraham Duryee. Containing in the whole thirty-three acres and three square rods, be the same more or less."

DEED.

WILLIAM WALDRON and MARY, <i>his wife,</i> <i>to</i> DAVID WALDRON.	Dated 15 Oct., 1790. Ack. 26 March, 1812. Rec. 15 April, 1812. 97 Conveyances, 240. Considerat'n, £401, 6d.
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CONVEYS same premises by same description.

DEED.

DAVID WALDRON <i>to</i> WILLIAM WALDRON.	Dated 16 Jan., 1798. Proved 30 Sept., 1826. Rec. 2 Nov., 1826. 209 Conveyances, 419. Consideration, 3d.
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CONVEYS all that messuage and tenement in the Township of Haerlem, now in his actual possession and bounded as follows: Beginning at the lane and running along the said lane North forty-five yards; thence Easterly sixty-six yards; thence South-easterly to the road that leads to Hellgate forty-eight yards, and thence along the said road Westerly to the lane or place of beginning forty-eight yards. Containing one acre, be the same more or less.

The length of the second course in the above Deed does not

carry the boundary of the tract conveyed as far East as is shown on the map thereof, ante page 201. The line given on said map is laid down according to the courses in the Deeds of the adjacent Rhinelander tract, and agrees with the subsequent Deed of this part of the tract hereinafter set forth.

William Waldron, the grantee in the previous deed, died intestate in June, 1813, leaving him surviving his widow who died in 1851, and three children, viz: David Waldron, Cornelia Waldron, and Maria Higgins, wife of William Higgins. The said William Higgins died in 1851. The evidence of these facts is an affidavit by Cornelia Waldron and Maria Higgins attached to an abstract, in possession of Bowery Savings Bank, of part of this tract.

DEED.

DAVID WALDRON and SARAH <i>P., his wife,</i> <i>to</i> CORNELIA WALDRON.	Dated 19 April, 1842. Ack. 5 May, 1842. Rec. 5 May, 1842. 424 Conveyances, 510. Consideration, \$1,000.
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CONVEYS all that one equal and undivided third part of same premises.

DEED.

CORNELIA WALDRON and MARIA <i>HIGGINS,</i> <i>to</i> WILLIAM C. RHINELANDER, <i>Surviving Executor and Trustee of</i> WILLIAM RHINELANDER.	Dated 8 July, 1853. Ack. 9 July, 1853. Rec. 9 July, 1853. 636 Conveyances, 400. Consideration, \$1,200.
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CONVEYS all that certain gore lot of land situate, lying and being in the Twelfth Ward of the City of New York, on the

Easterly side of the Second Avenue, between Eighty-sixth and Eighty-seventh Streets. Bounded and containing as follows, to wit: Beginning at a point on the Easterly side of the Second Avenue distant thirty-seven feet four inches Northerly from the Northeasterly corner of the Second Avenue and Eighty-sixth Street, being at the point where the division line between the lands hereby conveyed and the lands of the estate of William Rhinelander, deceased, intersects the Second Avenue, running thence Northerly along the Easterly side of the Second Avenue one hundred and fifteen feet, more or less, until it reaches the land of the said William Rhinelander, deceased; then Southeasterly along said last-mentioned land seventy-nine feet, more or less, to the rear point of the land hereby conveyed; thence Southwesterly still along the land of said William Rhinelander, deceased, thirty feet; thence again Southwesterly still along said last-mentioned land sixty feet, more or less, to the place of beginning.

Notes.

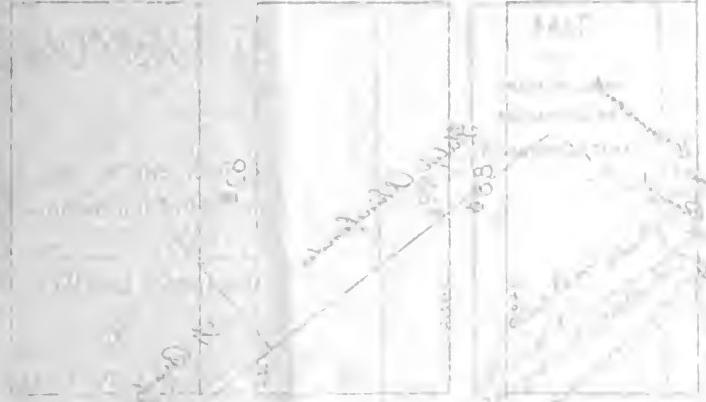
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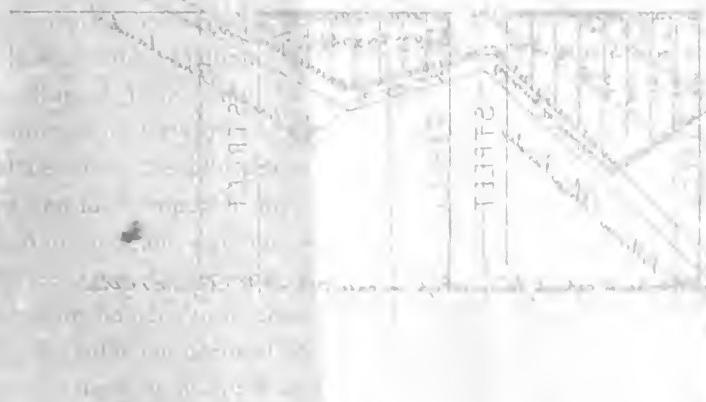
VACUUM

TELEVISION



VACUUM

THIRD



89th

W. Brady

Frederick
STREET

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90th

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STREET

33. N.Y. Register's Office.

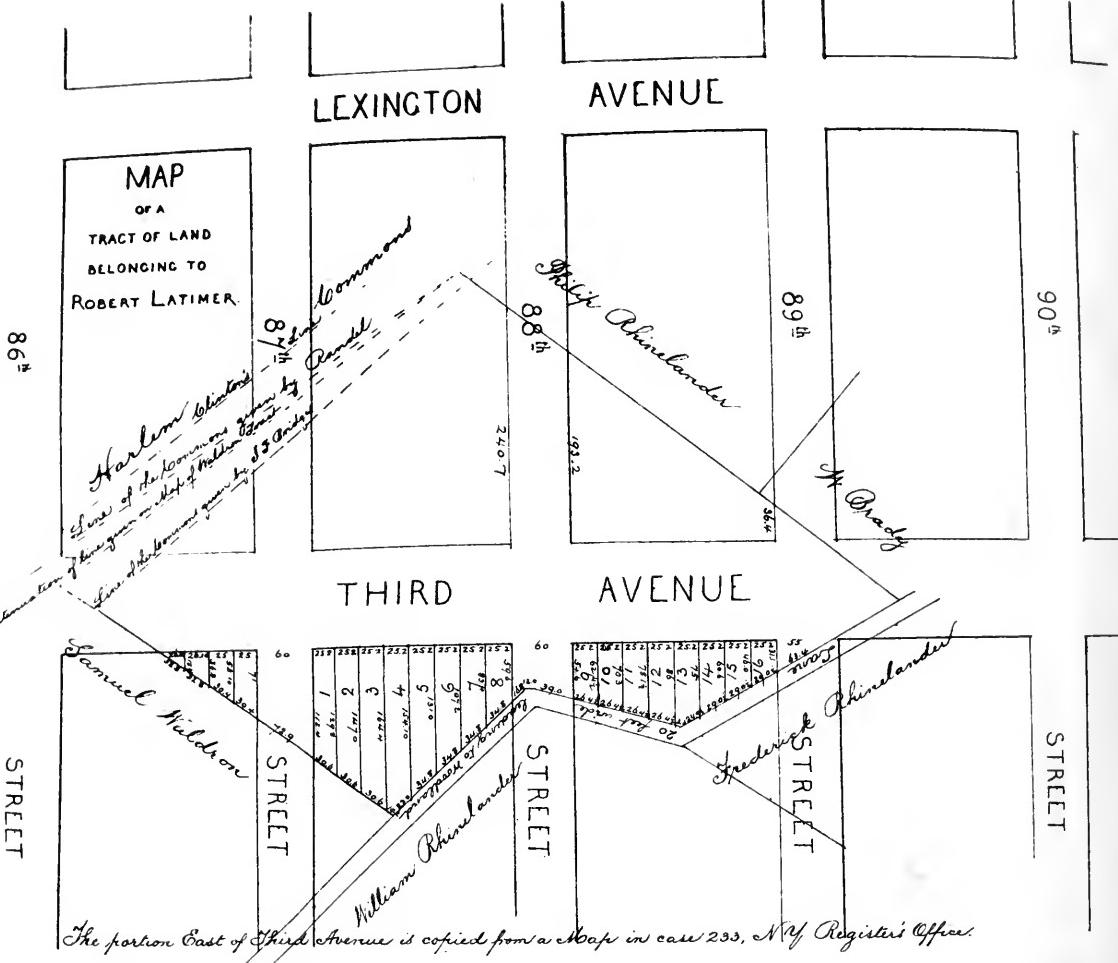
THE ROBERT LATIMER TRACT.

THIS is part of the farm of William Waldron, deceased,
which became vested in his son David Waldron.

Last Will and Testament
of
DAVID WALDRON.

Dated 21 Sept., 1808.
Proved 6 Nov., 1813.
51 Wills, 141.

Gives his wife an annuity of \$200 in lieu of dower and devises one-fourth of the residue of his estate, real and personal, to each of his children William Waldron, Peter Waldron and Catherine Randel, Junior, and the remaining one-fourth to his grandchildren John Dawson and David Waldron Dawson. He gives his Executors the following power of sale: "I do also authorize and fully empower my executors, or a majority of them, to grant, bargain, sell and convey, after and at such valuation or price as may be determined by three discreet, intelligent and virtuous freeholders, to be chosen by the Executors hereafter appointed, by sufficient deeds all my estate in order that they may make the division and provision hereinbefore declared, and that they shall do the same in a convenient time after my decease." Testator appoints William Waldron, Peter Waldron and Jonathan Randel, Junior, his Executors, and Catherine Randel, Junior, his Executrix.



PETER WALDRON, JONATHAN RANDEL, JR., and CATHERINE, <i>his wife, surviving Executors</i> <i>and Executrix of DAVID WAL-</i> DRON,	DEED. <hr/> Dated 11 April, 1814. Ack. 12 April, 1814. Rec. 26 Oct., 1826. 209 Conveyances, 369. Consideration, \$925.
<i>to</i> PHILIP BRASHER.	

CONVEYS all that certain piece or parcel of ground and premises situate at Hellgate, in the Ninth Ward of the City of New York, formerly the old Humpstead of the said David Waldron, dec'd. Bounded Northerly by Philip Rhinelander, Easterly by a twenty foot lane leading to said Philip Rhinelander's, and others, Southerly by Samuel Waldron and Westerly by the Haerlem Commons, agreeable to the map or chart hereunto annexed. Containing four acres and ninety-seven hundredths, be the same more or less.

PHILIP BRASHER and CORNELIA, <i>his wife,</i> <i>to</i>	MORTGAGE. <hr/> To secure \$2,925, on death of Sarah Wal- dron.
PETER WALDRON and JONA- THAN RANDEL, JR., <i>Executors</i> <i>of DAVID WALDRON.</i>	Dated 11 April, 1814. Ack. 12 April, 1814. Reg. 14 April, 1814. 31 Mortgages, 23.

COVERS same premises by same description.

Peter Waldron, one of said Executors died in April, 1820; Sarah Waldron died in January, 1823. The above mortgage was afterwards assigned to Jonathan Randel, Jr.

PHILIP BRASHER and CORNELIA,
his wife,
to
 ROBERT LATTIMORE. } DEED.

 Dated 6 June, 1820.
 Ack. 29 Aug., 1821.
 Rec. 22 Nov., 1821.
 156 Conveyances, 249.
 Considerat'n, \$3,017.74.

CONVEYS same premises.

ROBERT LATTIMORE and ELIZA-
 BETH, *his wife,*
to
 PHILIP BRASHER. } MORTGAGE.

 To secure \$3,007.74.
 Dated 6 June, 1821.
 Ack. 12 Feb., 1822.
 Reg. 16 Feb., 1822.
 56 Mortgages, 445.

COVERS same premises.

ROBERT LATIMER and ELIZA-
 BETH, *his wife,*
to
 NATHANIEL REYNOLDS and
 JAMES BANKS. } DEED.

 Dated 12 Feb., 1822.
 Ack. 12 Feb., 1822.
 Rec. 10 Jan., 1823.
 164 Conveyances, 90.
 Consideration, \$25.

CONVEYS same premises.

JAMES BANKS, NATHANIEL REY-
 NOLDS and ELIZABETH, *his*
wife,
to
 ROBERT LATIMER. } DEED.

 Dated 9 August, 1823.
 Ack. 9 August, 1823.
 Rec. 13 Jan., 1827.
 213 Conveyances, 194.
 Consideration, \$25.

CONVEYS same premises.

ROBERT LATIMER and ELIZA-
 BETH, *his wife,*
to
 JOHN WOODWARD. } DEED.

 Dated 12 Aug., 1823.
 Ack. 12 Aug., 1823.
 Rec. 13 Aug., 1823.
 168 Conveyances, 417.
 Consideration, \$650.

CONVEYS all that certain piece or parcel of ground and premises situate at Hellgate in the Ninth Ward of the City of New York, bounded and running as follows, to wit: Beginning on the Easterly side of the Third Avenue North of 87th Street at the point where the line of the widow Rhinelander's ground strikes the said Avenue, and running from thence South three degrees forty-five minutes West one hundred and eighty-one feet along the line of the said Rhinelander's ground; then South fifty-one minutes West one hundred and forty-five feet nine inches along the line aforesaid; then South nineteen degrees ten seconds West twelve feet along the line aforesaid; then South nine degrees East along the line aforesaid one hundred and seventy-eight feet four inches; then South sixty-eight degrees West along the line of the late Samuel Waldron, deceased, one hundred and twenty-seven feet; then South sixty-nine degrees West one hundred and seventy-three feet and until it strikes the Third Avenue aforesaid; then along the Easterly line of the said Avenue six hundred and eighty-four feet to the place of beginning.

IN CHANCERY.

JONATHAN RANDEL, JR.,

vs.

PHILIP BRASHER and CORNELIA, *his wife*, ROBERT LATIMER and ELIZABETH, *his wife*, NATHANIEL REYNOLDS, JAMES BANKS and JOHN WOODWARD.

1823—August 21. Bill filed to foreclose 31 Mortgages, 23.

September 24. Amended bill filed.

November 6. Order *pro confesso* *vs.* all defendants.

November 6. Order of reference to Master to compute.

1823—November 10. Master reports \$6,678.11 due.

November 14. Decree of foreclosure and sale entered.

The premises East of Third Avenue were sold to Philip Brasher.

DEED.

JOHN M. McDONALD, <i>Master in Chancery,</i> <i>to</i> PHILIP BRASHER.	Dated 20 Dec., 1823. Ack. 29 Dec., 1823. Rec. 21 Oct., 1828. 245 Conveyances, 29. Consideration, \$600.
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CONVEYS all that certain lot, piece or parcel of land situate at Hellgate, in the Ninth Ward of the City of New York, formerly part of the old Homestead and property of David Waldron, deceased, bounded as follows, viz.: Northwesterly in front by Third Avenue, Southerly by land now or formerly of Samuel Waldron, and Easterly partly by land of William Rhinelander and partly by land of Philip Rhinelander. Containing one acre and one-quarter of an acre of land, be the same more or less.

DEED.

PHILIP BRASHER <i>and CORNELIA, his wife,</i> <i>to</i> JOHN WOODWARD.	Dated 24 Feb., 1824. Ack. 24 Feb., 1824. Rec. 26 Feb., 1824. 173 Conveyances, 380. Consideration, \$1.
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CONVEYS same premises by substantially the same description as in former deed to Woodward (168 Conveyances, 417), except that the Easterly boundary is spoken of as a lane, and it conveys all interest in said lane.

The premises West of Third Avenue were sold by the Master to Henry Miner.

DEED.

JOHN M. McDONALD,
Master in Chancery,
 to
 HENRY MINER.

Dated 20 Dec., 1823.
 Ack. 29 Dec., 1823.
 Rec. 13 January, 1824.
 172 Conveyances, 379.
 Consideration, \$1,500.

CONVEYS all that certain dwelling-house and lot, piece or parcel of ground situate at Hellgate, in the Ninth Ward of the City of New York, formerly part of the old Homestead and property of David Waldron, deceased, bounded as follows, vitz: Southeasterly in front by the Third Avenue, Northerly partly by lands now or late of Philip Rhinelander and partly by land now or late of William Brady, and Westerly by the Harlaem Commons. Containing two acres and an-half of land, be the same more or less, and also the right of all commons and common of pasture to the same belonging or in any wise appertaining.

DEED.

HENRY MINER
 and ELIZA, *his wife,*
 to
 FRANCIS PRICE.

Dated 11 Nov., 1825.
 Ack. 11 Nov., 1825.
 Rec. 13 Jan., 1827.
 213 Conveyances, 196.
 Consideration, \$2,750.

CONVEYS same premises by same description.

DEED.

FRANCIS PRICE
 to
 HARRIET M. WISWALL.

Dated 1 May, 1835.
 Ack. 9 June, 1835.
 Rec. 10 June, 1835.
 338 Conveyances, 130.
 Consideration, \$1.

CONVEYS same premises, subject to 98 Mortgages, 197, since discharged.

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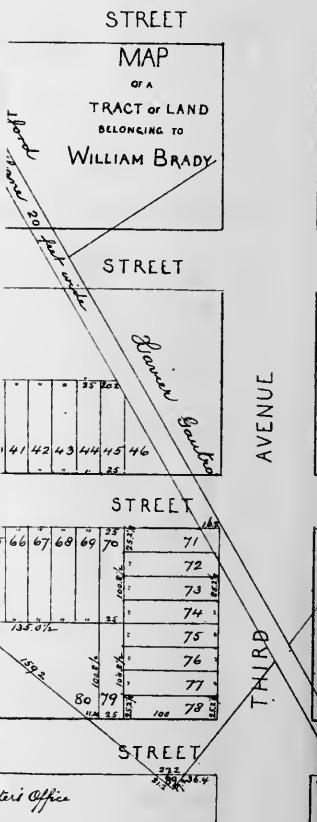
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THE WILLIAM BRADY PIECE.

This is part of the farm of William Waldron, which subsequently became vested in Samuel Waldron.

Samuel Waldron died intestate in the year 1798, leaving him surviving Samuel Waldron (the second) and David Waldron, his two sons and only children, and Effee Waldron, his widow.

David Waldron, one of said sons died in January, 1814, intestate, unmarried and without issue.

SAMUEL WALDRON and GER-
TRUDE, *his wife*, and EFFEE
WALDRON,
to
WILLIAM BRADY. } DEED.
 } Dated 15 July, 1816.
 } Ack. 15 July, 1816.
 } Rec. 6 Feb., 1830.
 } 258 Conveyances, 248.
 } Considerati'n, \$2,218.12.

CONVEYS all that certain lot, piece or parcel of land and premises situate, lying and being in the Harlem Division of the City of New York, and bounded as follows: Beginning at the Eastern corner of the land of Robert Latimer on the Third Avenue, about fifteen feet South thirty-three degrees and thirty minutes West from the monument of the Eighty-ninth Street; from thence with the Third Avenue North thirty-three degrees

and thirty minutes East one hundred and eighty-seven feet to the corner of the lane and the lands of Xavier Guttroon; thence with the said lane North four degrees and forty minutes East seven hundred and forty-nine feet to the lands formerly of Abraham Duryee, deceased; thence with said Duryee's lands North eighty-four degrees West six hundred and ninety-two feet to the Fourth Avenue; from thence South seven degrees and thirty minutes East six hundred and seventy-eight feet by the Harlem Commons to the lands of Philip Rhinelander, Esq.; thence with the said Rhinelander's lands North seventy-one degrees and thirty minutes East two hundred and sixty-six feet; from thence South with the said Rhinelander's land sixteen degrees East four hundred and thirty-eight feet to the lands of said Latimer; thence with said Latimer's land North seventy-two degrees and thirty minutes East seventy-five feet to the place of beginning. Containing, by survey, ten acres, two roods and ten perches.

NEW YORK SUPREME COURT.

EDWARD DOUGLAS
vs.
WILLIAM BRADY.



1818—January 10. Judgment docketted for \$2,000 debt, and
\$15.25 damages and costs.

DEED.

JAMES L. BELL,
Sheriff,

to

EDWARD DOUGLASS.

Dated 9 March, 1819.
Ack. 11 March, 1819.
Rec. 15 May, 1819.
137 Conveyances, 28.
Consideration, \$35.

CONVEYS by virtue of an execution issued under the above

judgment all interest which William Brady had on 10th January, 1818, in the premises conveyed to him by the previous deed.

DEED.

WILLIAM BRADY <i>to</i> FRANCES VAN BLARCUM.	Dated 3 Jan., 1818. Ack. 5 Sept., 1818. Rec. 5 Sept., 1818. 130 Conveyances, 291. Consideration, \$2,179.
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CONVEYS same premises by same description.

This deed was dated before its actual execution, being intended as a fraud on the rights of the purchaser under the judgment, and was ordered to be cancelled in a suit brought by the purchasers of part of the premises against the heirs and devisees of said Frances Van Blarcum, hereinafter set forth.

Edward Douglass, the purchaser under the Sheriff's Sale, died in the early part of the year 1825, leaving him surviving Esther Douglass, his widow and Ann Messerve, widow of William Messerve, his only child and heir-at-law.

<i>Last Will and Testament of EDWARD DOUGLASS.</i>	Dated 25 June, 1813. Proved 23 March, 1825. 59 Wills, 260.
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First, after all my just debts be paid and discharged, I give and bequeath unto my beloved wife Hester, and to her heirs and assigns forever, all my estate, both real and personal, of what nature or kind soever.

As the sale to Edward Douglass was made after the date of the previous Will he died intestate as to the tract in question.

DEED.

ESTHER DOUGLASS, <i>to</i> DANIEL PHENIX INGRAHAM.	Dated 27 June, 1825. Ack. 30 June, 1825. Rec. 30 June, 1825. 195 Conveyances, 367. Considera'on, \$2,011.62.
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CONVEYS same premises by the following discription: "All that certain lot, piece or parcel of land and premises situate, lying and being at Harlaem, in the Ninth Ward of the City and County of New York. Commencing on the Third Avenue at a point fifteen feet Southerly from the monument of Eighty-ninth Street, and running thence along the Third Avenue North thirty-three degrees and thirty minutes East one hundred and eighty-seven feet to the lane or lands of the said party to these presents of the second part; thence with the said lane or the lands of the said party of the second part North four degrees and thirty minutes East seven hundred and fifty-eight feet to the land lately belonging to —— Duryee, deceased; thence along the same North eighty-two degrees and forty-five minutes West six hundred and ninety-nine feet nine inches to a narrow strip of land lying between the lands hereby intended to be conveyed and Harlaem Commons; thence South six degrees East along the last-mentioned strip of land six hundred and eighty-nine feet ten inches to the land of Rhinelander; thence along Rhinelander's land North seventy degrees and thirty minutes West two hundred and seventy feet; thence with said Rhinelander's land South seventeen degrees and thirty minutes East four hundred and forty-three feet to R. Latimer's land; thence along the same North seventy-three degrees and thirty minutes East to the place of beginning. Containing ten acres, two roods and fourteen perches of land, be the same more or less.

DEED.

SAME	}	Dated 27 June, 1825.
<i>to</i>		Ack. 30 June, 1825.
SAME.		Rec. 30 June, 1825.
		195 Conveyances, 370. Consideration, \$1.

CONVEYS all that certain lot, piece or parcel of land or narrow strip of ground situate, lying and being at Harlaem in the Ninth Ward of the City and County of New York aforesaid, adjoining a lot of ground this day conveyed by deed by the said party of the first part to the said party of the second part. Bounded Easterly by the said last-mentioned lot and Westerly by Harlaem Commons.

ANN MESSERVE, <i>widow of WIL-</i>	}	QUIT-CLAIM DEED
LIAM MESSERVE,		Dated 7 June, 1827.
<i>to</i>		Ack. 8 June, 1827.
DANIEL PHENIX INGRAHAM.		Rec. 7 Aug., 1827. 220 Conveyances, 429. Consideration, \$1.

CONVEYS same premises as Deed to William Brady, (258 Conveyances, 248) by substantially the same description.

Daniel P. Ingraham conveyed the premises thus vested in him to various purchasers at different times. The following deed is given in full, as it effects a large portion of said tract.

DEED.

DANIEL P. INGRAHAM	}	Dated 18 Sept., 1828.
<i>to</i>		Ack. 24 Sept., 1828.
ESTHER DOUGLASS.		Rec. 10 June, 1829.
		252 Conveyances, 78. Consideration, \$1.

CONVEYS all that certain lot, piece or parcel of woodland

situate in the Twelfth Ward of the City of New York, and bounded as follows, viz.: Commencing on the Third Avenue at a point fifteen feet Southerly from the monument of Eighty-ninth Street, and running thence along the Third Avenue one hundred and eighty-seven feet to the lane or lands of the said Daniel P. Ingraham; thence along the said lane North four degrees and thirty minutes East two hundred and sixteen feet eleven inches until it meets the centre line between Ninetieth and Ninety-first Streets; thence Northwesterly along the said centre line between Ninetieth and Ninety-first Streets four hundred and fifty-seven feet eleven inches; thence Northeasterly along a line parallel to the Third Avenue to the centre line of Ninety-first Street one hundred and thirty feet eight and an-half inches; thence Northwesterly along the centre line of Ninety-first Street four hundred and six feet eight inches; thence Southerly six hundred and fifty feet ten inches to the lands of Rhinelander; thence Easterly along Rhinelander's land two hundred and seventy feet; thence Southerly along said Rhinelander's land four hundred and forty-three feet to land now or late of R. Latimer; thence Easterly along said land of Latimer's seventy-five feet to the place of beginning.

Esther (or Hester) Douglass died seised of said premises on 24 December, 1831.

*Last Will and Testament
of
HESTER DOUGLASS.*

Dated 28 Sept., 1831.
Proved 14 March, 1832.
68 Wills, 418.

"I also give and bequeath to the children of Susan Harris and to their heirs and assigns forever, all that certain piece of land on the Third Avenue in the Twelfth Ward of the City, described and set forth in a certain deed of conveyance executed

by D. P. Ingraham to me bearing date the Eighteenth day of September, 1828."

The children of Susan Harris named in said Will who were living at the date of death of testatrix were Elizabeth Harris, Eleanor D. Harris and William Harris.

The title derived through the deed to Mrs. Van Blarcum above set forth is as follows :

Last Will and Testament
of
FRANCES VAN BLARCUM.

} Dated 13 August, 1822.
Proved 25 Oct., 1822.
57 Wills, 418.

"I give and bequeath to my youngest sister, the aforesaid Mrs. Elizabeth Roberts, all and singular my real and personal estate of whatever kind and wheresoever the same may be, by her freely to be possessed and enjoyed, and to her heirs, executors, administrators and assigns forever."

Last Will and Testament
of
ELIZABETH ROBERTS.

} Dated 27 August, 1824.
Proved 9 Sept., 1825.
59 Wills, 483.

After a devise and other provisions not affecting the tract in question the testator provides as follows : " I give, devise and bequeath unto my son Archibald McKean one equal half part of all the rest, residue and remainder of my estate, to have and to hold the same unto my son Archibald, his heirs and assigns forever. Item : I give, devise and bequeath (after the payment of all my debts and funeral expenses) unto my two grandchildren, Augustus James Flanagan and John Roberts Flanagan, the remaining

half of all the rest, residue and remainder of my real and personal estate, share and share alike. And it is further my will that in case the said Augustus or the said John should depart this life before arriving at the age of twenty-one years without lawful issue, then and in that case the share of him so dying shall go to the survivor, to have and to hold the said real and personal estate so devised to them the said Augustus and John, their heirs and assigns forever as tenants in common."

Archibald McKean died in the fall of 1831, leaving him surviving

Martha McKean, his widow, afterwards wife of Henry Youmans, and the following children :

1. Elizabeth, wife of William Mansfield,
2. Ann, wife of William Trueaxe,
3. William McKean.
4. Mary McKean.
5. Archibald McKean, Jr., which latter died in 1832, aged about seven years.

Augustus James Flanagan died about the year 1829 or 1830, leaving him surviving the following brothers and sisters :

1. Matilda, wife of Theodore Martine,
 2. William B. Flanagan,
 3. Sophia Flanagan,
 4. John Roberts Flanagan,
 5. Elizabeth Maria Flanagan,
 6. James Flanagan, Jr.,
 7. Mary Flanagan,
 8. De Witt Clinton Flanagan, who died about 1832, aged six years,
- and James Flanagan, his father,
and Elizabeth M. Flanagan, his mother.

IN CHANCERY.—*Before Vice-Chancellor.*

ELIZABETH HARRIS, ELEANOR
D. HARRIS and WILLIAM
HARRIS, *Infants*, by SUSAN
HARRIS,

vs.

HENRY YOUMANS and MARTHA,
his wife, WILLIAM MANSFIELD
and ELIZABETH, *his wife*, WIL-
LIAM TRUEAXE and ANN, *his*
wife, WILLIAM MCKEAN,
MARY MCKEAN, JAMES FLAN-
AGAN and ELIZABETH M., *his*
wife, THEODORE MARTINE
and MATILDA, *his wife*, WIL-
LIAM B. FLANAGAN, SOPHIA
FLANAGAN, JOHN R. FLANA-
GAN, ELIZABETH M. FLANA-
GAN, JAMES FLANAGAN, JR.,
and MARY FLANAGAN.

- | | |
|-----------|---|
| 1836—June | 28. Bill filed to set aside and cancel Deed to
Mrs. Van Blarcum above set forth. |
| July | 9. Amended bill filed. |
| July | 27. Amended bill filed. |
| July | 28. Henry Youmans and Martha, his wife,
William Mansfield and Elizabeth, his
wife, William Trueaxe and Ann, his
wife, William McKean and Mary
McKean appear by R. Bogardus,
their solicitor. |
| August | 1. James Flanagan and wife, Theodore
Martin and wife, William B. Flanagan |

and John R. Flanagan appear by John T. Duryee, their solicitor.

1836—November 29. Answers of Mary Flanagan, Elizabeth M. Flanagan and James Flanagan, Jr., infants, filed.

1837—January 9. Answers of William McKean, Mary McKean and Ann Trueaxe, infants, filed.

February 8. Answers of James Flanagan and wife, Theodore Martine and wife, William Flanagan and John R. Flanagan filed.

February 18. Amended answer of Flanagan filed.

February 24. Replications filed.

1840—May 19. Decree entered directing cancellation of Deed to Mrs. Van Blarcum and establishing the title through the Sheriff's sale. Decree to be binding on infant dependents, unless within six months after coming of age, upon being served with a Subpœna, they shew good cause to the contrary.

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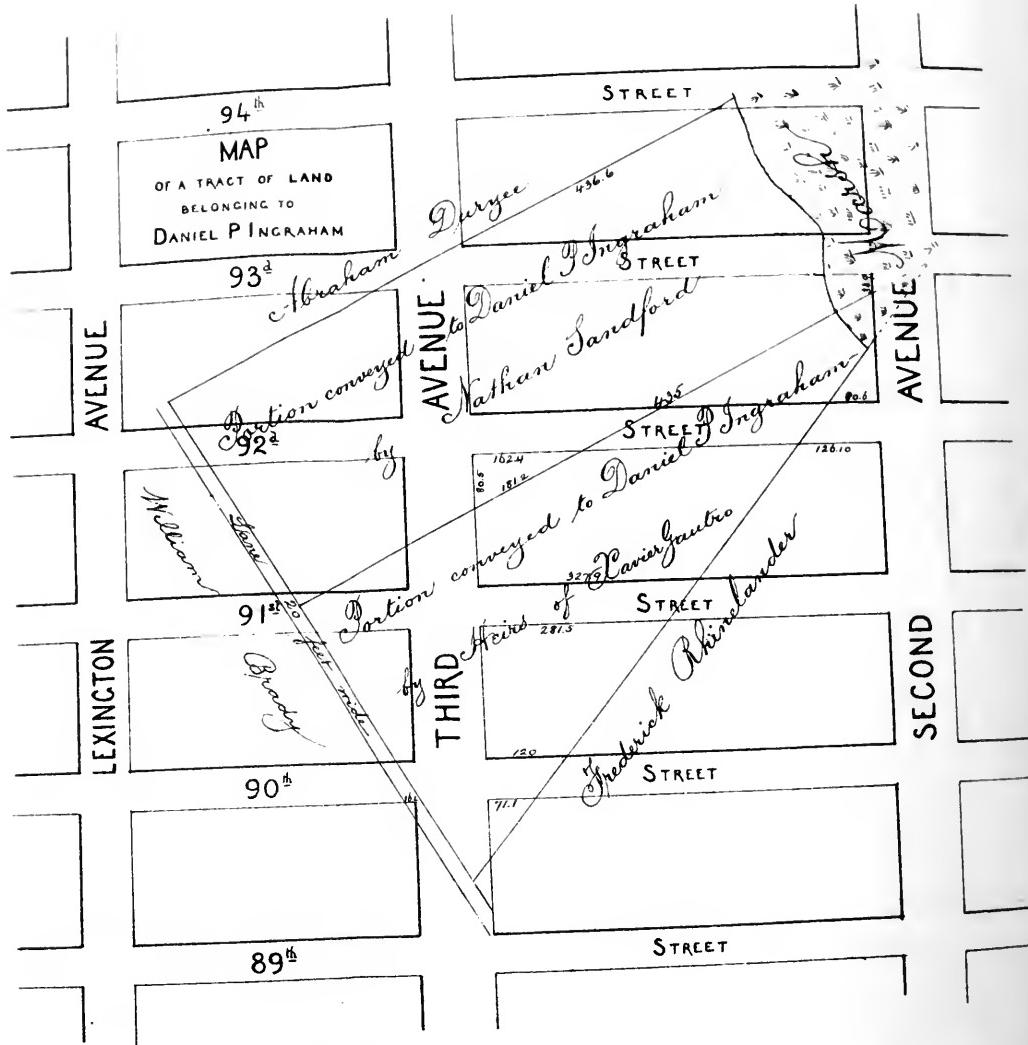
THE
DANIEL P. INGRAHAM TRACT.

This is part of the Waldron Farm of which William Waldron died seised. By his Will hereinbefore set forth, ante page 100, he gave his executors full power of sale.

ANTJE WALDRON and DAVID WALDRON, *Executors of WIL-*
LIAM WALDRON,
to
DIRCK LEFFERTS.

DEED.
Dated 22 May, 1772.
Proved 20 April, 1774.
Rec. 26 April, 1774.
19 Conveyances, 444.
At Albany.
Consideration, £261, 4d.

CONVEYS all that certain lot, piece or parcel of land situate, lying and being in the Seventh Ward, at Harlem, at Hornshook, being part of the farm of William Waldron, deceased, of which he died seised. Beginning at the Southeast corner of the said piece of land at a certain ash tree by the salt marsh or meadows; thence running North twenty degrees East four chains twenty-five links; thence North one degree East two chains and seventy-five links to a stake; then North eighty-



two degrees West fourteen chains and twenty-three links to a stone set up in the ground; then South six degrees forty-five minutes West thirteen chains to a stone set up in the ground; then North seventy-two degrees East fourteen chains and sixty links to the place of beginning. Bounded on the East by the salt marsh or meadow, on the North by the land of William Waldron, on the West by a twenty foot road and on the South by the land of the said William Waldron, deceased. Containing thirteen acres, two quarters and thirty-nine perches.

DEED.

DIRCK LEFFERTS <i>to</i> JAMES R. SMITH.	Dated 27 June, 1794. Ack. 27 June, 1794. Rec. 17 June, 1816. 115 Conveyances, 556. Cons'n, £288, 12s., 4d.
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CONVEYS same premises by same description.

JAMES R. SMITH <i>and</i> HANNAH, <i>his wife,</i> <i>to</i> PHILANDER BRASHER.	DEED. Dated 24 May, 1799. Ack. 24 May, 1799. Rec. 24 April, 1811. 92 Conveyances, 140. Cons'n, £962, 1s., 3d.
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CONVEYS same premises by same description.

<i>Last Will and Testament</i> <i>of</i> PHILANDER BRASHER.	Dated 28 Jan., 1809, Proved 10 April, 1809. 48 Wills, 84.
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After a devise not affecting the tract in question testatrix pro-

vides as follows: "Item: all the rest, residue and remainder of my estate, both real and personal, of every kind and nature whatsoever or wheresoever, I give, devise and bequeath unto my son Philip Brasher, to have and to hold the same to him, his heirs and assigns forever."

The title here diverges, that to the Northerly part passing through Nathan Sanford to Daniel P. Ingraham, and that to the Southerly part passing to him through Xavier Gautro.

TITLE TO NORTHERLY PORTION,

DEED.

PHILIP BRASHER to NATHAN SANFORD.	} Dated 28 Aug., 1809. } Ack. 28 Aug., 1809. } Rec. 29 Aug., 1809. } 84 Conveyances, 44. Consideration, \$4,400.
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CONVEYS all that certain piece, parcel or tract of land situated, lying and being in the Ninth Ward, formerly the Seventh Ward, of the City of New York, at or near a place called Hornshook, being formerly a part of the farm of William Waldron, deceased, and of which he died seised, as it is said. Beginning at the North-easterly corner of the upland hereby conveyed at a certain stake in the shore; thence running North eighty-two degrees West fourteen chains and twenty-three links to a certain stake near a marked tree, being the Northwesterly corner of the said tract or parcel of land hereby conveyed; thence running South six degrees and forty-five minutes West five chains and sixty-one links to a certain stake on a hill or eminence of ground being the Southwesterly corner of the said tract or parcel of land hereby conveyed; thence running South eighty-two degrees and fifteen

minutes East thirteen chains and seventy-five links to a certain stake in the shore near the point of a rock, being the South-easterly corner of the upland hereby conveyed, and running thence along the margin or shore of the said upland hereby conveyed to the place of beginning.

And also all the salt marsh or meadows or land covered with water, situated Easterly and in front of the said tract of upland and extending from the said tract of upland to the East River or passage of water between Hellgate and Harlem. Bounded Easterly by the East River or passage of water aforesaid, Northerly by land now or formerly of William Waldron, Westerly by a road of twenty feet in width and Southerly by land of the said Philip Brasher, the said tract of upland hereby conveyed, containing eight acres, exclusive of the said salt marsh or meadows and land covered with water.

DEED.

NATHAN SANFORD

to

DANIEL P. INGRAHAM.

Dated 18 April, 1825.
Ack. 18 April, 1825.
Rec. 29 April, 1825.
191 Conveyances, 3.
Consideration, \$2,500.

CONVEYS all that certain piece, parcel or tract of land situate, lying and being in the Ninth Ward, formerly the Seventh Ward of the City of New York, at or near a place called Hornshook, being formerly a part of the farm of William Waldron, deceased, and of which he died seised, as it is said. Bounded Southeasterly by the third Avenue and running along the same four hundred and twenty-two feet six inches, North-easterly by land now or late belonging to the heirs of Duryee three hundred and ninety feet, Westerly by land now or late belonging to Thomas Brady three hundred and seventy-four feet, and Southerly by land now or late belonging to Xavier Gotreau,

one hundred and eighty-four feet six inches, and containing two acres, one rood and fourteen perches, be the same more or less, as by a map and survey thereof and of the piece of land hereinafter described, made by Stephen Ludlam, City Surveyor, bearing date the twelfth day of June, 1817, will more fully appear, reference being thereunto had.

And also all that certain other piece, parcel or tract of land situate, lying and being in the said Ninth Ward, formerly the Seventh Ward of the City of New York, at or near the aforesaid place called Hornshook, being also formerly a part of the farm of William Waldron, deceased, and of which he died seised, as it is said; bounded Northwesterly by the Third Avenue, before mentioned, and running along the same four hundred and twenty-two feet six inches Northerly by land now or late belonging to the aforesaid heirs of —— Duryee four hundred and thirty-six feet six inches, Southerly by land now or late belonging to the aforesaid Xavier Gotreau six hundred and sixteen feet, and Easterly by the margin or shore of the East River, and containing four acres, two roods and thirty-one perches, be the same more or less, as by the map or survey thereof above mentioned will more fully and at large appear.

TITLE TO SOUTHERLY PART.

		DEED.
PHILIP BRASHER	and CORNE-	
LIA, <i>his wife,</i>		Dated 13 April, 1811.
to		Ack. 15 April, 1811.
XAVIERE GAUTRO.		Rec. 16 April, 1811.
		93 Conveyances, 19.
		Consideration, \$3,000.

CONVEYS all that certain piece or parcel of land situate, lying and being near Hellgate, on the Island of New York, beginning at a stake on the salt meadow on the East River, adjoining

the land of Nathan Sandford, Esq.; and thence running North eighty-two degrees fifteen minutes West thirteen chains seventy-five links along the lane land of Nathan Sandford until it meets a twenty feet road; thence South along said road six degrees forty-five minutes West seven chains and seventy links to the land of William Rhinelander, deceased; thence North seventy-two degrees East fourteen chains sixty links along said land to the East River aforesaid; thence North twenty degrees East one chain twenty-eight links to the place of beginning. Containing in the whole five acres and a-half and nineteen perches, more or less.

*Last Will and Testament
of*

XAVIER GAUTRO.

Dated 23 April, 1823.

Proved 3 May, 1823.

58 Wills, 120.

"2. I do hereby give and bequeath unto my three children, namely, my two children by my first wife, and the one by my first wife to share and share alike, and further, I do hereby declare that to them all my estate, real and personal, is given."

ANN PURCHASE and RICHARD PURCHASE

to

ELIZA A. BOYLE and THOMAS GAUTRO, the Heirs of XAVIER GAUTRO.

RELEASE.

Dated 16 Feb., 1825.

Ack. 16 Feb., 1825.

Rec. 25 April, 1825.

289 Conveyances, 364.

Consideration, \$900.

RECITES that Ann Purchase, then wife of Richard Purchase, was the widow of Xavier Gautro, and releases all dower right and all interest in said premises.

A release by John Day, her trustee, is recorded therewith.

GEORGE O. BOYLE and ELIZA A., his wife, to DAVID ROGERS.	POWER OF ATTORNEY.
	Dated 18 Dec., 1824.
	Ack. 18 Dec., 1824.
	Rec., 25 April, 1825. 2 Powers Att'y, 12.
Authorizes him to sell and convey their interest in any lands of which Xavier Gautro died seised.	

It is recited in the following Deed that Eliza A. Boyle and Thomas Gautro were the "children and heirs-at-law of Xavier Gautro and Mary, his former wife, both deceased:"

GEORGE O. BOYLE and ELIZA A., his wife, per DAVID ROGERS, their Attorney, and THOMAS GAUTRO, to DANIEL PHENIX INGRAHAM.	DEED.
	Dated 22 April, 1825.
	Ack. 22 April, 1825.
	Rec. 3 May, 1825.
	185 Conveyances, 408. Consideration, \$3,500.

CONVEYS same premises.

Thus Daniel P. Ingraham became seised of the whole tract in question. He conveyed the portion West of Third Avenue in different parcels to various purchasers. The title to the portion East of Third Avenue is as follows:

DEED.

DANIEL P. INGRAHAM to ROBERT C. WETMORE.	Dated 1 June, 1826.
	Ack. 18 July, 1826.
	Rec. 19 July, 1826.
	207 Conveyances, 316.
	Consideration, \$4,500.

CONVEYS all that certain lot, piece or parcel of land, with

the buildings thereon erected, situate, lying and being near Hellgate, on the Island of New York, in the Twelfth Ward of the said City, and bounded as follows, viz.: Northwesterly by the Third Avenue, Southerly by land belonging to William Paulding, Jr., and Easterly by land belonging to the party of the first part, and the Southerly and Easterly sides running to a point at the marsh in front of the same, being all that part of the land and premises lying on the Southeasterly side of the Third Avenue which was conveyed to the said party of the first part by George O. Boyle and Eliza A., his wife, and Thomas Gautro, by Deed dated the 22d day of April, 1825, recorded in the Office of the Register in and for the City and County of New York, in Liber No. 185 of Conveyances, page 408, the said party of the first part reserving to himself all the land thereby conveyed which lies on the Northwesterly side of the Third Avenue, which piece of ground is not intended to be conveyed hereby.

DEED.

ROBERT C. WETMORE and ADALINE, *his wife*,
to
SETH GEER.

Dated 8 Jan., 1831.
Ack. 8 Jan., 1831.
Rec. 10 Jan., 1831.
268 Conveyances, 437.
Consideration, \$2,329.

CONVEYS same premises.

DEED.

SETH GEER and LUCINDA, *his wife*,
to
JOHN WOOD.

Dated 16 July, 1833.
Ack. 16 July, 1833.
Rec. 24 July, 1833.
302 Conveyances, 336.
Consideration, \$5,000.

CONVEYS same premises.

DEED.

DANIEL P. INGRAHAM

to

JOHN WOOD.

Dated 16 April, 1834.
 Ack. 16 April, 1834.
 Rec. 18 April, 1834.
 311 Conveyances, 297.
 Consideration, \$450.

CONVEYS all that triangular piece of ground situate in the Twelfth Ward of the City of New York on the Southerly corner of the Third Avenue and Ninety-second Street, containing about two and a-half lots of ground, and bounded as follows, viz.: Westerly in part by the Third Avenue aforesaid, Northerly by Ninety-second street as the same is laid out, and Southerly by land of the said party of the second part, and being on the Third Avenue about eighty feet and five inches, on Ninety-second Street about one hundred and sixty-two feet and four inches, and along the land of the said party of the second part about one hundred and eighty-one feet and two inches.

DEED.

JOHN WOOD

to

DANIEL FANSHAW and JOHN
P. HAVEN.

Dated 21 Aug., 1835.
 Ack. 1 Dec., 1835.
 Rec. 1 Dec., 1835.
 349 Conveyances, 42.
 Consideration, \$18,500.

CONVEYS the premises vested in John Wood by the two preceding deeds.

DEED.

JOHN P. HAVEN and CARO-
LINE B., his wife,

to

DANIEL FANSHAW.

Dated 6 May, 1837.
 Ack. 15 May, 1837.
 Rec. 17 May, 1837.
 375 Conveyances, 526.
 Consideration, \$2,000.

CONVEYS undivided one-half of same premises, subject to mortgage recorded in 189 Mortgages, 397, since discharged.

MORTGAGE.

DANIEL P. INGRAHAM

to

MARGARET HUNT.

To Secure \$1,000.
Dated 14 April, 1834.
Ack. 14 April, 1834.
Rec. 16 April, 1834.
170 Mortgages, 399.

COVERS all that certain piece or parcel of land situate and being in the Twelfth Ward of the City of New York on the Easterly side of the Third Avenue, being formerly a part of the farm of William Waldron, deceased. Bounded Northwesterly by the Third Avenue, and running along the same about four hundred and thirty-three feet six inches, Easterly by the margin or shore of the East River, Southerly by land formerly of Mr. Gor-treaù, now of John Wood, from the shore of the East River to the Southwest side of Ninety-second Street, and Southwesterly by the Southwest side of Ninety-second Street aforesaid to the Third Avenue. Containing about four and an half acres of land, be the same more or less.

Margaret Hunt released from the lien of the above mortgage the eight lots forming the front on the Easterly side of the Third Avenue, between Ninety-second and Ninety-third Streets (see 381 Conveyances, page 276), and also five lots on the Northerly side of Ninety-third Street 100 feet East of Third Avenue (see 391 Conveyances, page 582).

DEED.

DANIEL P. INGRAHAM

to

CHARLES HENRY HALL.

Dated 16 April, 1834.
Ack. 16 April, 1834.
Rec. 17 June, 1834.
315 Conveyances, 259.
Consideration, \$6,600.

CONVEYS all that certain piece, parcel or tract of land situ-

ated, lying and being in the Twelfth Ward of the City of New York, at or near a place formerly called Hornshook, being formerly part of the farm of William Waldron, deceased, and beginning at the Southerly corner of Ninety-second Street and the third Avenue, running thence Northeasterly along the said Third Avenue about three hundred and forty-two feet six inches until it meets the land now or late belonging to the heirs of Abraham Duryee, deceased; thence Easterly along the land of the heirs of said Duryee, deceased, about four hundred and thirty-six feet six inches to the margin or shore of the East River; thence along the said margin or shore as it runs in a Southwesterly direction unto the land formerly belonging to Xavier Gautro, now the property of John Wood; thence Westerly along the land of the said John Wood about four hundred and thirty-five feet to the Southerly line of Ninety-second Street; thence along the said Southerly line of Ninety-second Street Westerly to the place of beginning. And which piece of land is bounded Northwesterly in front by the Third Avenue aforesaid, Northerly by land now or late belonging to the heirs of Duryee, deceased, Easterly by the margin or shore of the East River and Southerly in part by land formerly belonging to Xavier Gautro, now the property of John Wood before mentioned, and in part by the Southerly line of Ninety-second Street from the land of said Wood to the Third Avenue.

Subject to the above mortgage, which was carried to a judgment of foreclosure and sale on 8 June, 1841, in suit of Margaret Hunt vs. Daniel P. Ingraham and others. In the Master's Deed to Harvey Weed (419 Conveyances, 32), the premises conveyed are described as running as far Easterly as stated in the above Deed, further adding that "no preemption right to land under the river is sold with the above, nor any other right East of the Eastern boundary as above described."

DEED.

SAME
to
SAME.

Dated 16 April, 1834.
Ack. 16 April, 1834.
Rec. 17 June, 1834.
315 Conveyances, 258.
Consideration, \$100.

CONVEYS all the salt marsh or meadows and land covered with water situate Easterly and immediately in front of a tract of upland this day conveyed by the said party of the first part to the said party of the second part in the Twelfth Ward of the City of New York, on the Easterly side of the Third Avenue, between Ninety-second and Ninety-fourth Streets, and which piece of marsh or meadow is bounded Westerly by the said piece of upland above mentioned, Easterly by low water mark of East River, or passage of water between Hellgate and Harlaem, Northerly by the Marsh belonging in part to Andrew McGown, and in part to others, and Southerly by the marsh now or late belonging to Rhinelander.

On 21 January, 1839, the President, Directors and Company of the Mechanics' Bank, in the City of New York, recovered a judgment in the Superior Court for \$4,611.40 against Charles Henry Hall. An execution was issued thereunder, and the premises conveyed by previous deed were sold to George Haws for \$15. See Certificate of Sale filed in the County Clerk's office on 23 November, 1841, and recorded in the Register's office in Liber 465 Conveyances, page 252. The said George Haws, by assignment, dated 18 October, 1843, and recorded in the Register's office in Liber 465 Conveyances, page 253, assigned said certificate of sale to Isaac Adriance. The said Isaac Adriance was also the assignee of two other judgments recovered in the Superior Court against the said Charles Henry Hall, one for \$3,666.86 in favor of Benjamin L. Benson, and

docketted on 14 March, 1839, and the other for \$4,592.75 in favor of William Molenaor and docketted on 14 March, 1839. As such assignee he redeemed the premises from the sale to George Haws and obtained the following deed:

DEED.

JACOB ACKER, <i>Sheriff,</i> <i>to</i> ISAAC ADRIANCE.	} Dated 22 April, 1842. } Ack. 29, July, 1845. } Rec. 31, July, 1845. } 465 Conveyances, 253. } Consideration, \$15.
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CONVEYS the premises conveyed by the previous Deed.

See Liber 402 Conveyances, page 412, for general assignment made by Charles Henry Hall, dated 8 November, 1839, and also 432 Conveyances, page 86, for conveyance of all his property made by said Hall, dated 28 April, 1841, to Ambrose Mercer, Receiver. As the interests thus conveyed were cut off by the sale under the prior judgment above mentioned, it was not thought necessary to set out said instruments in full.

DEED.

ISAAC ADRIANCE and MARGARET E., <i>his wife,</i> <i>to</i> LEWIS A. SAYRE.	} Dated 19 Oct., 1852. } Ack. 22 Oct., 1852. } Rec. 27 Oct., 1852. } 612 Conveyances, 592. } Consideration, \$19,500.
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CONVEYS same piece with other property adjoining on the North.

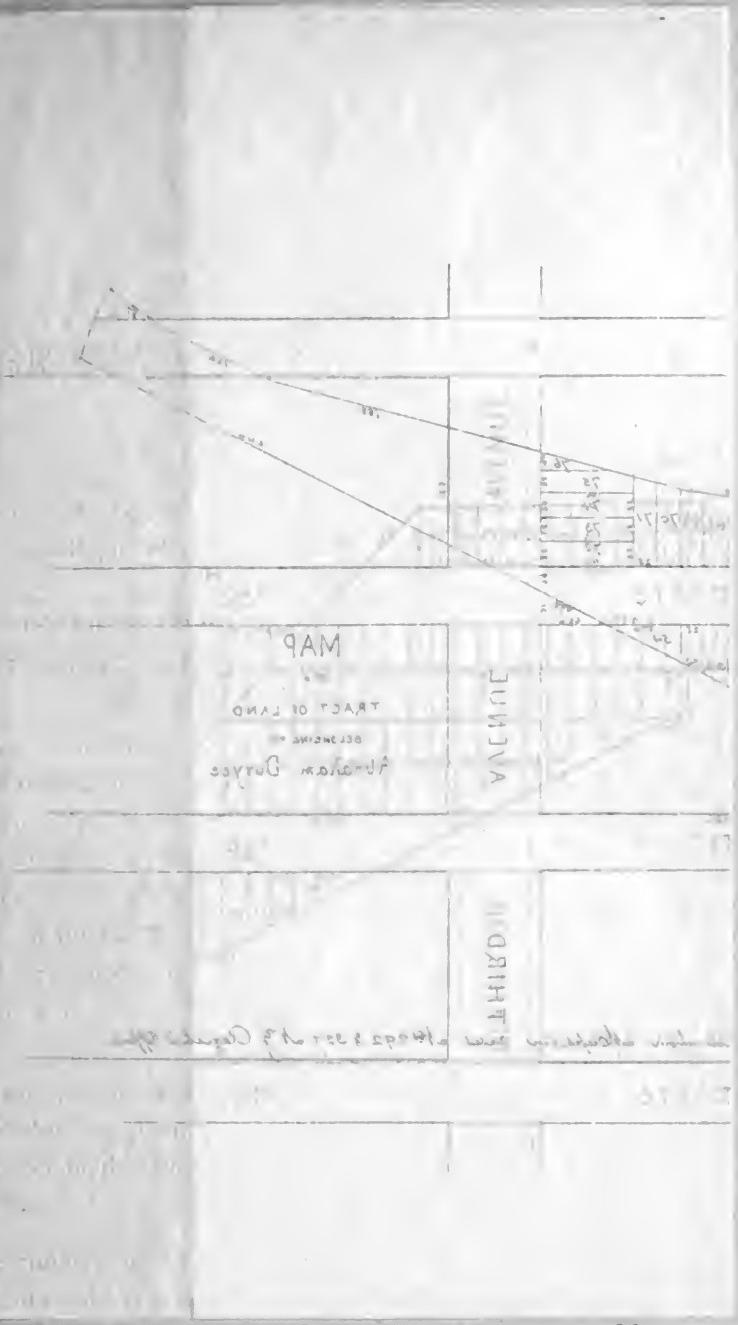


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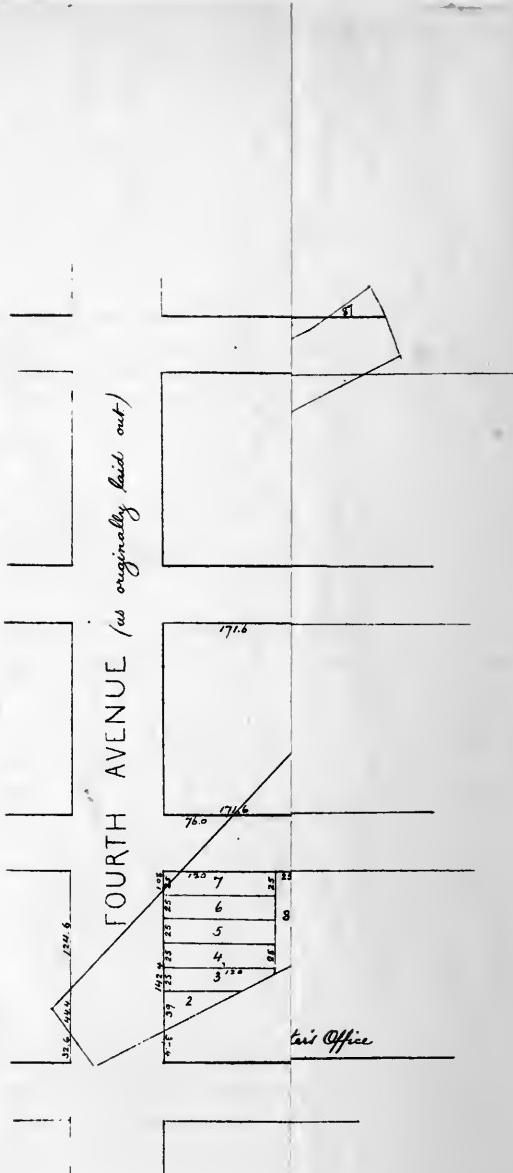
Notes.



of *jieri facias* was issued in the October Term in the year 1786.

Notes.

FOURTH AVENUE (as originally laid out)



THE ABRAHAM DURYEE PIECE.

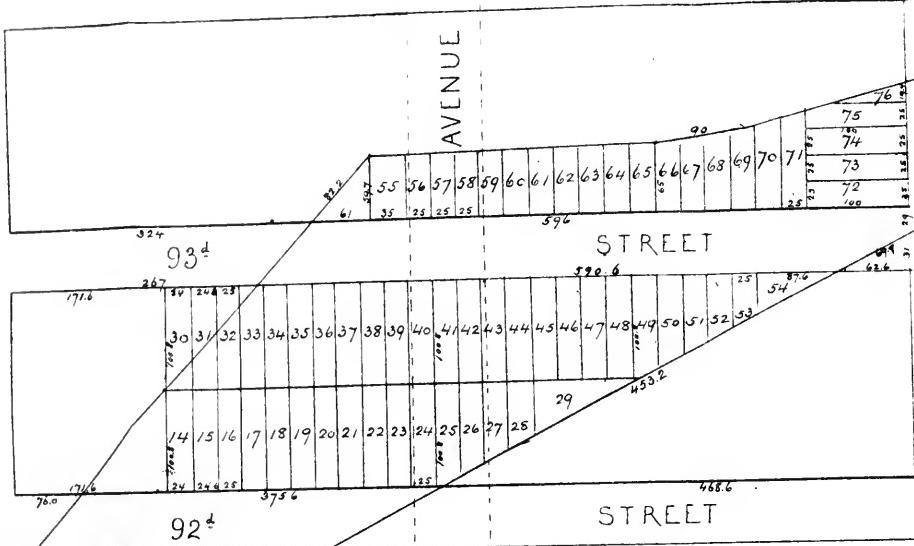
This was part of the Waldron farm which afterwards became vested in Adolph Waldron.

ADOLPH WALDRON <i>and Christina, his wife,</i> <i>to</i> DAVID WALDRON, SAMUEL WALDRON, JOHN WALDRON, PETER WALDRON, BENJAMIN WALDRON, TONEKA MANDE- VILLE, MARY VREDENBURGH, <i>and Margaret Lent, sons</i> <i>and daughters of William</i> WALDRON.	MORTGAGE. <hr/> <p>To Secure £320. Dated 28 Oct., 1783. Ack. 17 Nov., 1783. Reg. 11 March, 1784. 3 Mortgages, 339.</p>

COVERS with other property also a certain piece or parcel of woodland of the quantity of six acres adjoining the woodland now or late of the heirs or devisees of the said William Waldron, deceased.

The children of William Waldron recovered a judgment against the said Adolph, under and by virtue of which a writ of *fieri facias* was issued in the October Term in the year 1786.

FOURTH AVENUE (as originally laid out)



This Map is compiled from Maps or cases

AVENUE

THIRD

MAP
OF A
TRACT OF LAND
BELONGING TO
Abraham Duryee

No 292 & 327 N.Y. Register Office

ADOLPH WALDRON <i>per</i> MARINUS WILLET, <i>Sheriff</i> , <i>to</i> ABRAHAM DURVEE.	DEED. Dated 29 March, 1787. Ack. 10 April, 1787. Rec. 8 Feb., 1799. 56 Conveyances, 155. Consideration, £800.
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RECITES said writ of *fieri facias* and conveys by virtue thereof all that other certain piece or parcel of land situate, lying and being at Hornshook aforesaid, beginning at the East corner of salt meadow or marsh and lands of Benjamin Benson; thence running along said Benson's land North seventy-five degrees West ten chains and sixteen links; thence North fifty-seven degrees West five chains twenty-five links; thence South along lands of Oliver Vanderbilt seventy-five degrees thirty-one minutes West ten chains ninety one links; thence South along the common eleven degrees East one chain ten links; thence South along lands of the late William Waldron and of Dirck Lefferts eighty-four degrees East twenty-four chains ten links; thence North along the said salt meadow or marsh one degree East one chain to the place of beginning. Containing six acres, as the same is laid down in a survey thereof, made by Evert Bancker, Jr. aforesaid, dated 15 December, 1785.

The courses of the Northerly boundary given in the previous Deed show a slightly different line from that laid down on a subsequently made map of said tract, a copy of which is given, ante page 247. This map agrees with the map of the adjoining part of the Benjamin Benson Farm, given in 238 Conveyances, page 208, made by Joseph F. Bridges in 1827. The line given in the above Deed and the one given in the said maps are both shown on the map of the whole Waldron Farm, ante page 97, the latter line being designated thereon by dotted lines.

*Last Will and Testament
of
ABRAHAM DURYEE.*

Dated 12 Sept., 1796.
Proved 29 Sept., 1834.
72 Wills, 137.

"I do give full power and authority to my executors, and to the major part of them, and the survivors and survivor of them whenever they shall think proper and for the benefit and advantage of my estate, to bargain, sell or dispose of, in fee simple or otherwise, all or any part or parts of my real estate or lands in the State of New York, or elsewhere, to such person or persons and for such price or prices as they shall in their discretion think right, and to make, seal and execute a deed or deeds, conveyance or conveyances for the same to the respective purchaser or purchasers. But my will and desire is that no part of my real estate in the City of New York shall be sold or disposed of by my executors during the widowhood of my said wife without her express consent."

Testator appoints his wife Elizabeth, his Executrix, and Cornelius P. Roosevelt, James C. Roosevelt and Harry Peters, his Executors.

Letters Testamentary were granted to James C. Roosevelt and Harry Peters. See Liber 42 Wills, page 197.

JAMES C. ROOSEVELT, surviving <i>Executor of ABRAHAM DURYEE,</i> <i>to</i> RICHARD F. CARMAN.	DEED. <hr/> Dated 3 Dec., 1834. Ack. 20 Dec., 1834. Rec. 20 Dec., 1834. 323 Conveyances, 52. Considerat'n, \$7,115.62
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CONVEYS all that certain piece or parcel of land in the Twelfth Ward of the City of New York. Beginning on the Westerly side of the Third Avenue, between Ninety-third and

Ninety-fourth Streets at the Southeast corner of the land formerly of Benjamin Benson, now said to be of Andrew McGown, and runs thence Northwesterly along said Benson's land to land formerly of Oliver Vanderbilt; thence South seventy-five degrees thirty one minutes West along said Vanderbilt's land ten chains ninety-one links to the commons; thence South along the commons eleven degrees East one chain ten links; thence South along land formerly of William Waldron and Dirck Lefferts eighty-four degrees East to the Third Avenue; thence Northeaster'y along the Westerly side of the Third Avenue to the place of beginning. Containing five acres and twenty-eight poles, be the same more or less.

THE PORTION EAST OF THIRD AVENUE.

JAMES C. ROOSEVELT, <i>surviving Executor of ABRAHAM DURYEE,</i> <i>to</i> HENRY M. VAN SOLINGEN.	DEED. <hr/> Dated 3 Dec., 1834. Ack. 18 Dec., 1834. Rec. 23 June, 1835. 340 Conveyances, 162. Consideration, \$1,600.
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CONVEYS all that certain piece or parcel of land in the Twelfth Ward of the City of New York. Beginning at the East corner of salt meadows or marsh and lands formerly of Benjamin Benson, near Ninety-fourth Street, and running thence along said Benson's land, now said to be of Andrew McGown, Northwesterly in a bend to the Easterly side of the Third Avenue; thence Southerly along the said Easterly side of the Third Avenue to the Southerly boundary line of a certain piece or parcel of land, containing six acres, conveyed to the said Abraham Duryee by Marinus Willett, Esq., Sheriff of the City and County of New York, by Deed bearing date the 29th

March, 1787, and recorded in the office of the Register of the City and County of New York, Liber 56 Conveyances, page 155, as the same is laid down in a survey thereof made by Evert Bancker, Junior, dated 15th December, 1785, and thence South eighty-four degrees East along the said Southerly boundary line and along lands formerly of William Waldron and Dirck Lesserts, now said to be of Mr. Ingraham, to said salt meadows or marsh; thence North one degree East along the said salt meadow or marsh to the place of beginning. The piece or parcel of land hereby intended to be granted and conveyed being the Easterly part and parcel of the said piece or parcel of land. Containing six acres, conveyed by the said Marinus Willett to the said Abraham Duryee, as aforesaid, intersected by the opening of the said Third Avenue, and contains three rods and four poles, be the same more or less.

DEED.

HENRY M. VAN SOLINGEN and HENRIETTA, <i>his wife</i> , <i>to</i> GEORGE L. MEACHAM.	Dated 17 June, 1835. Ack. 22 June, 1835. Rec. 19 Sept., 1835. 341 Conveyances, 289. Consideration, \$3,000.
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CONVEYS same premises by substantially the same description.

DEED.

GEORGE L. MEACHAM and CLARISSA A., <i>his wife</i> , <i>to</i> GEORGE W. SMITH.	Dated 11 Sept., 1835. Ack. 14 Sept., 1835. Rec. 29 Oct., 1835. 347 Conveyances, 129. Consideration, \$3,600.
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CONVEYS all that certain piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York.

Bounded as follows, viz.: Commencing at a point on the Easterly side of the Third Avenue fifty-one feet South of the Southeasterly corner of said Avenue and Ninety-fourth Street; thence running Southerly along the Easterly side of the Third Avenue aforesaid one hundred and twenty-nine feet to the Southerly boundary line of a piece of land, containing six acres, conveyed Abraham Duryee by Marinus Willett, Sheriff of the City and County of New York, by Deed bearing date the 29th day of March, 1787, and recorded in the office of the Register, in Liber 56 of Conveyances, page 155; thence Easterly eighty-four degrees East along the Southerly boundary line of the said six acre lot and along lands formerly of William Waldron and Dirck Lefferts, now said to be of Charles Henry Hall, to the salt meadow or marsh, the said line being in length four hundred and forty feet; thence North one degree East along the said meadow or marsh to lands formerly belonging to Benjamin P. Benson, the said line being in length one hundred and seventeen feet; thence Westerly along said Benson's land and across Ninety-fourth Street one hundred eighty-four feet; thence Northwesterly by West along said Benson's line one hundred and eighty-eight feet to the place of beginning. The premises hereby intended to be conveyed being the Easterly part and parcel of the said piece or parcel of land, containing six acres, conveyed by the said Marinus Willett to the said Abraham Duryee, as aforesaid.

DEED.

GEORGE W. SMITH and PHŒBE JANE, <i>his wife,</i> <i>to</i> CHARLES HENRY. HALL.	Dated 10 March, 1836. Ack. 29 March, 1836. Rec. 27 April, 1836. 346 Conveyances, 542. Consideration, \$6,000.
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CONVEYS same premises by same description.

Notes.

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Notes.

JUNEA

COURTH

SIXTEEN

MAP

A

LAWC & CO.

PRINTERS

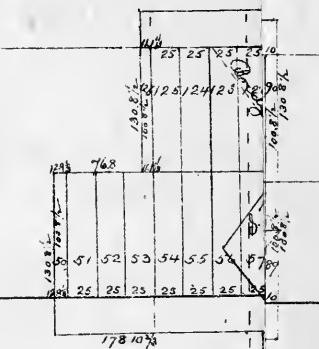
John T. VAIL

TEATRE

EXHIBITION MUSEUM

640

N.Y. Registers Office



AVENUE

MADISON

AVENUE

LEXINGTON

THE JOHN T. FARISH TRACT.

The main portion of this tract is part of the Waldron farm which was vested in Benjamin Waldron.

Last Will and Testament
of
BENJAMIN WALDRON.

Dated 18 June, 1781.
Proved 20 Jan, 1783.
35 Wills, 195.

I do also order and give full power and authority, as far as in me lies, to my Executors, hereinafter named, to sell, alien and transfer all my estate, both real and personal, and that a conveyance or conveyances under the hands and seals of my Executors shall make the buyer or buyers of my estate, or any part or parts thereof, an indefeasible and indisputable title in the law for the same. And lastly, I do hereby constitute and appoint my son Benjamin Waldron, and my son-in-law Yellis Hopper, and Mr. Henry Brevoort Wealwright, in the Bowery Lane, to be the Executors of this my Last Will and Testament.

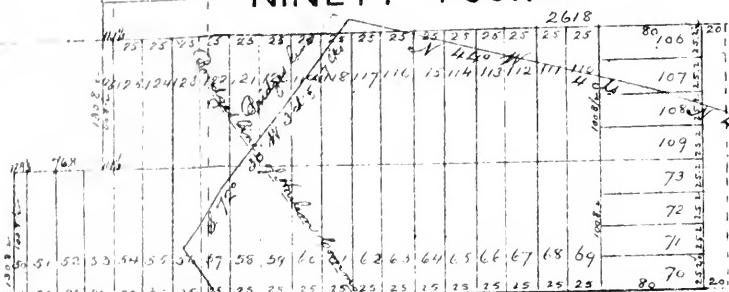
YELLIS HOPPER and BENJAMIN
WALDRON, JR., *Executors of*
BENJAMIN WALDRON,
to
OLIVER VANDERBILT.

DEED.
Not recorded, but see
following Mortgage.

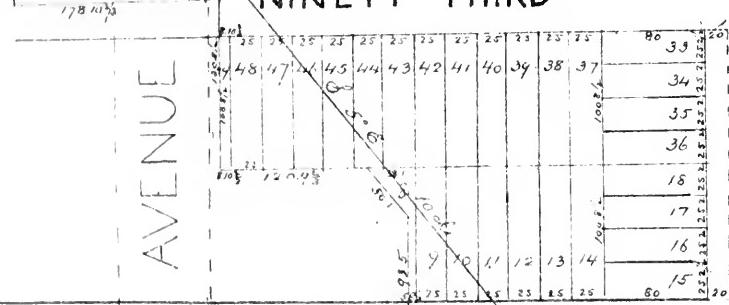
CONVEYS all that piece or parcel of ground situate, lying

Copied from Map in Case No. 515 N.Y. Register Office

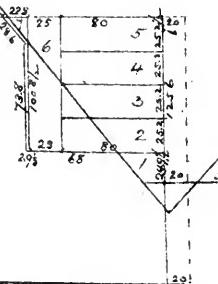
NINETY FOURTH



NINETY THIRD



NINETY-SECOND

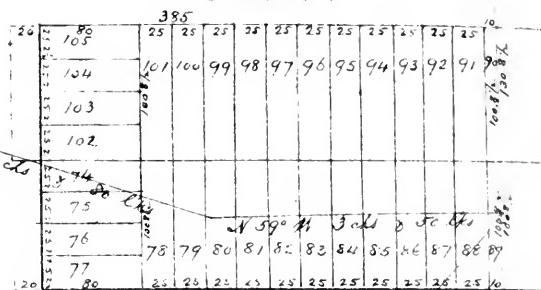


MADISON

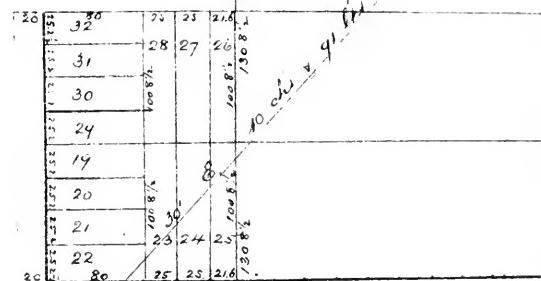
NINETY FIRST

996.5 1/3

STREET



STREET



STREET

MAP
OF A
TRACT OF LAND
BELONGING TO
JOHN T FARIS

STREET

and being near Horn'shooke and beginning at a large rock with a X cross cut or marked on it, and proceeding from thence along the land of the late William Waldron, deceased, North seventy-five degrees thirty minutes East ten chains and ninety-one links; then North fifty-nine degrees West three chains and fifty links; then North forty degrees West four chains and eighty links; then North forty-four degrees West four chains; then South seventy-two degrees thirty minutes West three chains and twenty-seven links adjoining lands of the late Samuel Benson, deceased; then South five degrees East ten chains along the common to the place of beginning. Containing six acres and eighty-five hundredth parts of an acre, be the same more or less.

OLIVER VANDERBILT and

SARAH, his wife,

to

YELLIS HOPPER and BENJAMIN

WALDRON, JR., Executors of
BENJAMIN WALDRON.

MORTGAGE.

Dated 14 Sept., 1784.

Proved 19 April, 1786.

Rec. 24 Sept., 1788.

45 Conveyances, 179.

Reg. 4 Mortgages, 209.

To secure £57, 6s. 11d.

COVERS same premises by same description.

YELLIS HOPPER and BENJAMIN

WALDRON, JR., Executors of
BENJAMIN WALDRON,

to

JOHN HAZARD.

DEED.

Dated 23 Aug., 1788.

Ack. 29 Aug., 1788.

Rec. 17 July, 1807.

75 Conveyances, 489.

Consideration, £110.

RECITES the above Mortgage and proceedings to foreclose it by advertisement.

CONVEYS same premises by same description.

DEED.

JOHN HAZARD and LYDIA, <i>his wife,</i> <i>to</i> JOHN G. BOGERT.	Dated 11 April, 1806. Ack. 11 April, 1806. Rec. 21 July, 1807. 75 Conveyances, 503. Consideration, \$4,500.
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CONVEYS same premises by same description.

MORTGAGE.

JOHN G. BOGERT and MARY C., <i>his wife,</i> <i>to</i> JOHN HAZARD.	To secure \$3,375. Dated 11 April, 1806. Ack. 11 April, 1806. Rec. 11 April, 1806. 15 Mortgages, 491.
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COVERS same premises.

IN CHANCERY.

JOHN HAZARD <i>vs.</i> JOHN G. BOGERT and MARY C., <i>his wife.</i>	}
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1823—April 1. Decree of foreclosure of above Mortgage entered.

DEED.

GEORGE CAINES, <i>Master in Chancery,</i> <i>to</i> JOHN HAZARD.	Dated 21 May, 1823. Ack. 22 May, 1823. Rec. 5 June, 1823. 168 Conveyances, 154. Consideration, \$800.
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CONVEYS same premises.

JAMES CAMPBELL and MARY ANNE, <i>his wife, (surviving child and heiress-at-law of JOHN HAZARD),</i> <i>to</i> PETER POILLON.	DEED. <hr/> Dated 24 Oct., 1832. Ack. 26 Oct., 1832. Rec. 12 Jan., 1833. 292 Conveyances, 21. Consideration, \$3,750.
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CONVEYS same premises.

PETER POILLON <i>to</i> THE NEW YORK & HARLEM RAILROAD COMPANY.	DEED. <hr/> Dated 10 Jan., 1833. Ack. 11 Jan., 1833. Rec. 12 Jan., 1833. 292 Conveyances, 22. Consideration, \$1.
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CONVEYS same premises.

- The New York & Harlem Rail Road Company acquired by the following Deed from Archibald Watt, an owner of the adjoining part of the McGown Farm (the title to which is next hereinafter set forth) the premises lying between the tract conveyed to them by Peter Poillon and 94th Street.

ARCHIBALD WATT and MARY, <i>his wife,</i> <i>to</i> THE NEW YORK & HARLEM RAIL ROAD COMPANY.	DEED. <hr/> Dated 23 May, 1833. Ack. 23 May, 1833. Rec. 23 May, 1833. 298 Conveyances, 514. Consideration, \$2,300.
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CONVEYS all that certain piece of land situate, lying and being in the Twelfth Ward of the City of New York, and de-

scribed as follows: Commencing on the South side of Ninety-fourth Street at a point thereon distant three hundred and eighty-five feet Easterly from the Fourth Avenue, and running thence Southerly parallel with the Fourth Avenue one hundred and forty-one feet nine inches; thence Westerly parallel with Ninety-fourth Street four feet six inches to the lands of the said parties of the second part; thence further Westerly along said Company's land to a point on the Southerly side of Ninety-fourth Street distant two hundred and sixty-one feet eight inches West of the Fourth Avenue; thence Easterly along the South side of Ninety-fourth Street seven hundred and forty-six feet eight inches to the place of beginning.

Also all that triangular piece of land in the Ward aforesaid described as follows: Commencing at a point on the Southerly line of Ninety-fourth Street distant West from the Southwest corner of the 4th Avenue and 94th Street four hundred and ninety-four feet four inches; thence running Easterly along the Southerly side of 94th Street one hundred and twenty feet ten inches; thence Southwesterly along the land of the parties of the second part ninety-nine feet five inches; thence ninety-six feet to the place of beginning, together with the one-half part of Ninety-fourth Street lying between the two extreme points of the premises hereby granted.

The description in the above Deed was evidently intended to be drawn according to a survey of the tract adjoining on the North, made by Joseph F. Bridges in 1827, and recorded in Liber 238 Conveyances, page 208. Bridges' line of the Harlem Commons was also followed in said description, the same being intended to agree with a map made by him of this part of the Harlem Commons which will be found recorded in Liber 315 Conveyances, 151. But there is a clerical error in the description, as the second piece conveyed by the above deed is therein described as beginning 494 feet 4 inches, instead of 449 feet 4

inches West of 4th Avenue. The length of the courses in the Deed from Peter Poillon to the Harlem Rail Road Company, above set forth, make the tract conveyed thereby extend further West than Bridges' line of the Harlem Commons. In fact, in nearly every instance, the description of the tracts adjoining the Harlem Commons carry the boundary line further West than he gives it. In the map of the Benjamin L. Benson tract, in case 83, Clinton's line is laid down as the boundary of that tract, though Bridges' line is also shown. If Clinton's line is the correct boundary of the Archibald Watt piece the above Deed would not convey all the Watt tract lying between 94th Street and the Poillon tract.

THE NEW YORK & HARLEM RAILROAD COMPANY	DEED.
to	Dated 15 March, 1834.
JOHN THOMSON.	Proved 15 March, 1834.
	Rec. 15 March, 1834.
	309 Conveyances, 465.
	Consideration, \$17,600.

CONVEYS same premises with other property between the same and 94th Street, reserving the right to construct and use a tunnel in Fourth Avenue.

JOHN THOMSON	DEED.
to	Dated 3 July, 1834.
SAMUEL THOMSON.	Ack. 10 July, 1834.
	Rec. 10 July, 1834.
	315 Conveyances, 379.
	Consideration, \$17,600.

CONVEYS same premises.

Samuel Thomson also acquired title to those parts of the Harlem Commons adjoining the tract vested in him, which are

included in the following Deed. These were conveyed to him by Deeds recorded in 310 Conveyances, page 546, in 315 Conveyances, page 149, and in 313 Conveyances, page 538. As the Harlem Commons are not within the scope of the present work these deeds are not here set out in full.

For Deeds squaring boundary line between the tract and the portion of the Duryee tract vested in Richard F. Carman, see Liber 326 Conveyances, 469 and 471.

DEED.

SAMUEL THOMSON and ANN, <i>his wife,</i> <i>to</i> HENRY DUDLEY.	Dated 30 April, 1835. Ack. 2 May, 1835. Rec. 6 May, 1835. 331 Conveyances, 223. Consideration, \$60,000.
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CONVEYS all that certain house called "Prospect Hall" and piece or parcel of land, situate in the Twelfth Ward of the City of New York, bounded and containing as follows: Beginning at a point Westerly of the Fourth Avenue where a line drawn parallel to the Fourth Avenue and distant thirty-eight feet three inches *Easterly* (Westerly?) therefrom is intersected by a line parallel to Ninety-second Street and distant *Northerly* (South-easterly?) one hundred and twenty-four feet four inches therefrom ; running thence Easterly parallel to Ninety-second Street to the centre of the Fourth Avenue eighty-eight feet three inches ; thence Northerly along the centre line of the Fourth Avenue one hundred and fifty-four feet four inches to the centre of Ninety-second Street ; thence Easterly along the centre of Ninety-second Street two hundred and twenty-one feet six inches ; thence Northerly parallel to the Fourth Avenue two hundred and sixty-one feet four inches to the centre of Ninety-third Street ; thence Easterly along the centre of Ninety-third Street two hundred and thirteen feet six inches ; thence North

erly and parallel to the Fourth Avenue two hundred and sixty-one feet four inches to the centre of Ninety-fourth Street; thence Westerly along the centre of Ninety-fourth Street nine hundred and ninety-six feet one inch and one-third of an inch; thence Southerly and parallel with the Fourth Avenue one hundred and thirty feet eight inches; thence Westerly parallel to Ninety-fourth Street seventy-six feet eight inches; thence Southerly parallel with the Fourth Avenue one hundred and thirty feet eight inches to the centre of Ninety-third Street; thence Easterly parallel with Ninety-third Street one hundred and seventy-eight feet ten inches and two-thirds of an inch; thence Southerly parallel with the Fourth Avenue one hundred and thirty feet eight inches; thence Easterly parallel with Ninety-third Street one hundred and twenty feet nine inches and two-thirds of an inch; thence Southeasterly on a straight line till it comes to a point ninety-three feet five inches Northerly from the centre of Ninety-second Street and two hundred and fifty-five feet six inches and two thirds of an inch Westerly from the Fourth Avenue; thence Southerly parallel to the Fourth Avenue ninety-three feet five inches to the centre of Ninety-second Street; thence Easterly along the centre of Ninety-second Street eighty-one feet eight inches and two-thirds of an inch to a point one hundred and seventy-three feet ten inches Westerly of the Fourth Avenue; thence Southerly on a straight line to the place of beginning two hundred feet more or less.

HENRY DUDLEY and HELEN CORNELIA, <i>his wife,</i> <i>to</i> SAMUEL THOMPSON.	DEED. <hr/> Dated 30 April, 1835. Ack. 6 Nov., 1835. Rec. 10 Nov., 1835. 343 Conveyances, 326. Consideration, \$1.
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CONVEYS same premises by the same description.

DEED.

CONVEYS same premises by a correct description, the words in brackets in the previous description being substituted for those given in said Deed.

MORTGAGE.

HENRY DUDLEY and HELEN CORNELIA, *his wife*,
to
SAMUEL THOMSON. } To Secure \$48,000.
Dated 30 April, 1835.
Ack. 6 Nov., 1835.
Rec. 10 Nov., 1835.
193 Mortgages, 138.

CONVEYS same premises by same description.

ASSIGNMENT.

<p>HENRY DUDLEY and NICHOLAS W. STUYVESANT</p> <p style="text-align: center;">to</p> <p>PETER STUYVESANT and GEORGE G. ROOT.</p>	<p>ASSIGNMENT.</p> <hr/> <p>Dated 18 July, 1837.</p> <p>Proved 19 July, 1837.</p> <p>Rec. 19 July, 1837.</p> <p>377 Conveyances, 293.</p> <p>Consideration, \$1.</p>
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CONVEYS all and singular the lands, tenements and real estate of them, the said parties of the first part, or of either of them in the United States of America, whatsoever and wheresoever situate and being, in trust to sell and pay indebtedness of parties of first part and return the surplus to them.

IN CHANCERY.

SAMUEL THOMSON

vs.

HELEN C. DUDLEY and GEORGE
 NOWLAN, *survivors of HENRY*
DUDLEY by Original Bill, and
CATHARINE R. DUDLEY,
PETER STUYVESANT and
GEORGE G. ROOT, by Bill
of Revivor and Supplement.

- | | |
|-----------|---|
| 1837—June | 6. Bill filed to foreclose Mortgage recorded in 193 Mortgages, page 138. Henry Dudley, Helen C. Dudley and George Nowlan were the only defendants named in this bill. |
| August | 8. Order <i>pro confesso</i> against Henry Dudley and wife, who had appeared by White and Wright, on affidavit of no answer, and also against George Nowlan on affidavit of service and of no appearance. |
| August | 8. Order of reference to compute amount due. |
| October | 2. Order granting leave to file bill of revivor and supplement on petition setting forth the above assignment and the death of Henry Dudley on 27 August, 1837, intestate, leaving him surviving Catharine R. Dudley, his only child and heir-at-law. |

- 1837—October 6. Bill of revivor and supplement filed.
 November 13. Order appointing John W. Mulligan
 guardian *ad litem* of Catherine R.
 Dudley.
- March 28. Order *pro confesso vs.* Stuyvesant and
 Root on proof of service of Subpœna
 and of no appearance.
- December 5. Answer of Catherine R. Dudley filed.
- 1838—January 15. Master reports \$50,725.32 due.
 January 15. Decree of foreclosure and sale entered,
 subject to right to redeem provided in
 Act of May 12, 1837.
- March 8. Decree entered.
- March 28. Report of sale of premises to complain-
 ant filed.

DEED.

BENJAMIN CLARK, <i>Master in Chancery,</i> to	}	Dated 8 March, 1838.
SAMUEL THOMSON.		Ack. 8 March, 1838. Rec. 17 March, 1838. 383 Conveyances, 507. Consideration, \$48,000.

CONVEYS mortgaged premises by same description.

<i>Last Will and Testament</i> of SAMUEL THOMSON.	}	Dated 26 April, 1848. Proved 27 June, 1850. 100 Wills, 209.
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After certain legacies and devises, not specially affecting the tract in question, testator provides as follows: "Eighth: as to all the rest, residue and remainder of my estate, real and personal, whatsoever and wheresoever, as well which I now have as that which I may hereafter acquire and die possessed of, I

order and direct, authorize and fully empower my executors hereinafter named, and the survivors and survivor of them, to sell and convey all my lands and real estate I now have or hereafter may acquire and die possessed of, at such time or times in such parcels and upon such terms as they shall think proper. * * * * Lastly: I constitute and appoint my wife, my sons William, John and Mason, and such one or more of them as shall act therein, and the survivors and survivor Executors and Trustees of this my Last Will and Testament."

Letters testamentary granted to all four. See Liber 9 Letters Testamentary, page 146.

WILLIAM A. THOMSON and MARY, his wife, JOHN THOM- SON and JANE ELIZA, his wife, MASON THOMSON and MARY ANN, his wife, and ANN THOMSON, to JOHN T. FARISH.	DEED. <hr/> Dated 1 Jan., 1851. Ack. 18 Jan., 1851. Rec. 26 Feb., 1851. 566 Conveyances, 154. Consideration, \$25,000.
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RECITES Will of Samuel Thomson, and that William O. Thomson, John Thomson, Mason Thomson and Ann Thomson are the executors, executrix and trustees named in said Will, and conveys by virtue of the power and authority to them thereby given, the same premises by the same description.

Notes.

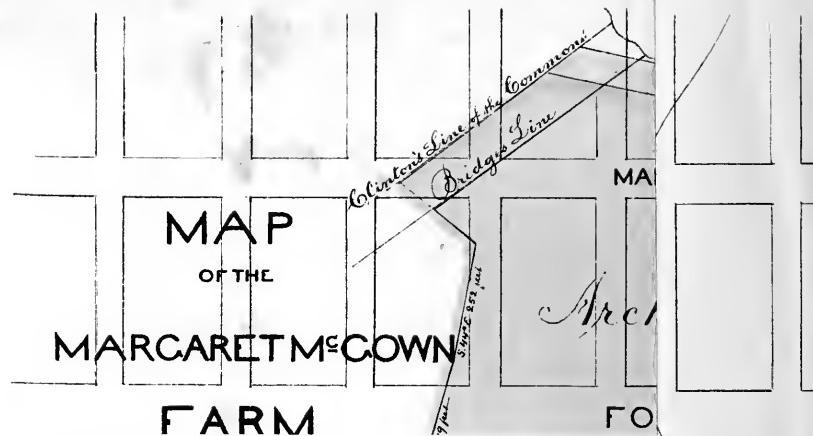
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THE
MARGARET McGOWN FARM.

This Farm is included in the premises described in the following Patents :

SIR RICHARD NICOLLS, <i>Governor, &c.,</i>	to	PATENT.
THE FREEHOLDERS AND INHABITANTS OF THE TOWN OF NEW HARLEM.		Dated — May, 1666. Recorded in Secretary of State's Office, at Albany. 1 Patents, 42.

“ WHEREAS there is a certaine towne or Village commonly called and known by the name of New Harlem, scituate and being on the East part of this Island, now in the tenure and occupation of severall freeholders and Inhabitants who have been at considerable charge in building as well as manuring, planting and fencing said towne and lands thereunto belonging.”

Confirms unto the said freeholders and Inhabitants, their heirs, successors and assigns, and to each and every of them their particular lots and estates in the said towne or any part

thereof. "The extent of their bounds shall be as followeth (vizt), that from the West side of ye fence of the sd towne a line be runne, due West foure hundred english poles without variacord of the compasse. At the end whereof another line being drawne to runne North and South with the variacord, that is to say: North to the very end of a certaine piece of meadow ground commonly called the round meadow, neare or adjoining to Hudson's River, and South to the saw mills over against Hogg Island, commonly called flerkins Island. It shall be the West bounds of their lands, and all the lands lying and being within the line so drawne North and South as aforesaid Eastward to the towne and Harlem River as also to the North and East Rivers shall belong to the towne," together with all soils, creeks, meadows, marshes, waters, fishing, huntings, &c.

SIR RICHARD NICOLLS, *Gover-*
nor, &c.,

to
THOMAS DELAVALL, JOHN VER-
VELEN, DANIEL TURNER,
JOOST OBLENE and RE-
SOLVED WALDRON.

PATENT.

Dated 11 Oct., 1667.
Recorded in Secretary
of State's Office, at
Albany.
4 Patents, 57.

"WHEREAS there is a certaine towne or Village upon this Island Manhattans commonly called and known by the name of New Harlem, scituate, lying and being on the East parte of the Island, now in the tenure or occupation of severall of the ffree-holders and Inhabitants, who being seated there by authority have improved a considerable proporecon of the lands thereunto belonging, and also setted a competent number of Familyes thereupon capable to make a township.

"Gives and grants, ratifies and confirms to Thomas Delavall, John Vervelen, Daniel Turner, Joost Oblene and Resolved Waldron, as Patentees for and on behalfe of themselves and

their associates, the Freeholders and Inhabitants of the said Towne, their heirs, successors and assignes, all that tract together with the severall parcells of land which already have or hereafter shall be purchased or procured for or on behalf of the said towne within the bounds and lymits hereafter sett forth and expres't (vizt), that is to say, from the West syde of the ffence of the said towne a lyne being runne due West," &c.
(The rest of the description is the same as previous patent)

CONFIRMATION OF PATENT.

SIR THOMAS DONGAN, <i>Gover-</i>	{	Dated 7 March, 1686.
<i>nor, &c.,</i>		Recorded in Secretary
<i>to</i>		of State's Office, at
THOMAS DELAVALL, RESOLVED	Albany.	
WALDRON, <i>et al.</i>	6 Patents, 192.	

RECITES the former patents, confirms the same, and grants to them, for and in behalf of themselves and their associates, the freeholders and inhabitants of Harlem, the premises granted by the previous patent by about the same description, together with all and singular the hereditament and improvements whatsoever to the said tract of land and premises belonging, or in any wise appertaining or accepted, taken, or known, or used, occupied and enjoyed as part or parcel of or member thereof.

It appears from the Harlem Records that John De La Montagne purchased from the Tappan Indians, on 20 August, 1669, old style, the point called Reschewannas, bounded between two creeks and hills, and behind a spring which separates it from Montagne's flat, together with the Meadows from the Bay of Hellgat to the King's Highway. This purchase was confirmed by the following Deed :

" We, the Magistrates, by the consent and resolution of the Inhabitants of this Town, have granted to Jan De La Montagne,

to him and his heirs forever, a piece of land together with the annexed meadows, named Montagne's Point, formerly owned by his late father, lying within the jurisdiction of this Town, bounded on the North side by a creek, named Montagne's kil, stretching from the East River to a fresh water creek, stretching between Montagne's flats and the aforesaid point, on the South side bounded by a creek and a meadow and by the hills to the aforesaid fresh water creek where the King's Highway crosses it; with the meadows lying in the bend of Hellgat, which the aforesaid Montagne has exchanged for the Town's meadow lot, with such rights and privileges as are granted by our patent, and yet stand as granted, subjecting him to such law and servitudes as are common to us, and may be imposed (without that we, the inhabitants or our heirs, shall have or pretend to have any claim), but shall enter upon and use the same as his other patrimonial property, or sell as he may deem proper, or choose to do (excepting the Lord's Right.) We, the Magistrates and Constable, have undersigned the same, this 8 February, 1672, at New Harlem, it was signed."

The Creek called Montagne's Kill is now called the Mill Creek, and forms the Northerly boundary of this farm as shown on map, ante page 265. The hills spoken of as forming the Westerly boundary constituted the high ground West of Fifth Avenue, between 104th and 107th Streets. The Creek forming the Southerly boundary is the one shown on said Map South of the Mill Creek, and crossing the Third and Fourth Avenues near 103d Street.

It appears from an extract from the Harlem Records, dated 18 May, 1671, that the said Jan De La Montagne agreed to sell to Jan Louwe Van Schoonderwoord, the piece of land commonly called Mountainje's Point, or by the Indians, Wreschawannis, with the meadow lying in the bay of Hell Hole. The point is bounded between two creeks and behind by a hill and

the meadow thereunto belonging. The said Jan de Lamontainje having died his widow Maria Vermilje completed the sale and conveyed the property to the purchaser by the following Deed :

" Appeared before me Hendrick Jans Vandervin, Secretary of the Town of New Harlem, and the aforesigned witnesses Mrs. Maria Vermilje, the widow of Jan de Lamontainje, late Secretary of this town who, in his life time, had sold to Jan Louwe Van Schoonderwort his piece of land called Montainje's Point, together with the meadows thereunto belonging as shown by an article of the sale thereof, dated 18 May, 1671, and by indenture bearing date 8 February, 1672, for the sum of three thousand Guilders, of which sum the Appearer characterized as above hereby acknowledges the receipt in full to the last penny, in the first place giving thanks to the buyer for his punctuality, and releasing him from all future demands. Therefore it has been ceded and conveyed, so the grantor hereby cedes and conveys the said piece of land and meadows thereunto belonging to him the buyer, in free and true possession, as they were possessed by her without that she, the Appearer or her heirs thereto, shall claim any right. * * * * * Thus done and executed, at New Harlem, on the 30th day of the month of March, 1674.

MARIA MONTAINJE.

DAVID DES MAREST, } Witnesses.
DANIEL TOURNEUR,

It appears from another extract from the said Harlem Records that the said Maria Vermilje, by Deed dated 14 November, 1679, sold and conveyed to Cornelia Evarts, wife of the said John Louw Van Schoonderwoord, a hop garden lying behind the land of John Louwe over against the hill. This hop garden was situated near the Fifth Avenue, and probably on the Westerly side thereof.

John Louw Van Schoonderwoord is called in the following

instruments John L. Bogert, the references therein conclusively showing that these were different names for the same person. A change of name similar to the above is frequently met with in the Harlaem Records (see Riker's "Annals of Newtown" for a full explanation of this custom).

At a town meeting of the patentees and freeholders of Harlem, held on 11 December, 1691, Adolph Meyer, Jan Hendricse Brevoort, Samuel Waldron and Peter Van Oblinus were appointed to lay out and divide the undivided lands belonging to the said Town's patent. At another meeting, held on 4 January, 1699, it was unanimously agreed that each freeholder should pay taxes and receive undivided lands in proportion to his present ownership.

The said trustees made their report on 21st March, 1701, to the magistrates of said Town, that amongst other parcels they had laid out for John Lowesen Bogert, for the right of sixteen morgan of land and one lott of land then in possession, "All that a certainte parcell of land lying in the bought of Hellgate, beginning on the Southwest corner of the Hopp garden by a berken boom or burtch tree, running to a white oake tree which stands by a small swamp, mark't with the letters J. L. B. and the letters J. L. D., towards the river, running by a rock mark't J. L. B. and J. D. L, and running towards the strand or riverside to the end of a meadow on the North of a stoney or ro * * * hill, as it was then, and now is known by the name of the Lot No. 48, and which joynes to the South side of the above mentioned lands and meadows of him, the said John Lowesen Bogert."

JOOST OBLINUS, *Surviving Pat-
entee in the old Patent of Har-
lem,*

to

JOHN L. BOGERT.

DEED.

Dated Feb. —, 1701.
Recited in 226 Convey-
ances, 37.

CONVEYS said portion of the patented premises set apart to him as aforesaid.

Yielding and paying every year to the Queen's Majestie his proportion of the quitt rent reserved in the general patent of Harlem, according to the quantity of land hereby granted.

ADOLPHI MEYER, JAN HEN- DRICSE BREVOORT, SAMUEL WALDRON and PETER VAN OBLINUS to JOHN L. BOGERT.	DEED. Dated 14 Sept., 1706. Recited in 226 Conveyances, 37.
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CONVEYS and confirms said premises.

JOHN LOWESEN BOGERT and CORNELIA, <i>his wife</i> , to JOHANNES BENSEN.	DEED. Dated 21 Sept., 1706. Ack. 10 Feb., 1707. Rec. 21 Sept., 1827. 226 Conveyances, 37. Consideration, £650.
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CONVEYS the several pieces of property vested in Bogert and wife by the previous conveyances.

<i>Last Will and Testament</i> of JOHANNES BENSON.	Dated 9 May, 1711. Proved 20 May, 1718. Before Governor of Province.
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Gives all his estate to his wife Elizabeth, during her life, if she so long remain his widow, and then provides as follows: "The reversion and remainder of my estate, real and personal, I give to my loving children by names, Samson, Derick, Mathew, Johannes, Catalina, Rachell, Catherine Maritie, and for a share to the two children of my daughter Lena, dec'd; in all nine shares, to be divided in nine equal and even shares, to each of my said nine children one equal ninth part, to hold to each of them, their heirs and assigns forever."

PETER VAN OBLINUS, SAMUEL
WALDRON and MARY MEYER,
*the heirs and assigns of the
original patentees,*

to

ELIZABETH BENSON, *widow and
Executrix of JOHANNES BEN-
SON.*

DEED.

Dated 3 Feb., 1715.
Not recorded, but orig-
inal Deed is in pos-
session of Mrs. Mar-
garet Adriance.

RECITES the above mentioned conveyances to Johannes Ben-
son and his grantors, and conveys and confirms said premises.

ELIZABETH BENSON, *widow and
Executrix of JOHANNES BEN-
SON, LAURENCE COURTRIGHT,
DERICK BENSON and CATH-
RINA, his wife, JACOB SY-
MON and CATALINA, his wife,
MATTHEW BENSON and ELIZA-
BETH, his wife, ABRAHAM
LAMETER and CATHRINA,
his wife, JOHANNES COWEN-
HOVEN and RACHEL, his wife,
RICH LYDECKER and MARY,
his wife, and JOHANNES BEN-
SON,*

to

SAMSON BENSON.

DEED.

Dated 28 March, 1721.
Not recorded, but orig-
inal is in possession of
Mrs. Adriance, and is
recited in the follow-
ing Deed:

RECITES said instruments and conveys same premises.

*Last Will and Testament
of
SAMSON BENSON.*

Dated 12 Sept., 1739.
Proved 21 Jan., 1741.
14 Wills, 175.

Gives to his wife Mary Benson, as long as she remain his widow, the use of his Dwelling-house and Farm, and then provides as follows: "After the death or marriage of my said wife, which shall first happen, then my will and desire is, and I do hereby give, devise and bequeath all my estate, both real and personal of what kind soever, to and amongst my nine children hereafter named to be equally divided amongst them, part and part alike, that is to say: to my eldest son Johannes Benson, to my daughter Elizabeth, now the wife of Hanse Romer, to my daughter Mary, the wife of Samson Pelts, to my daughter Catharine Shourd, to my son Adolph Benson, to my daughter Elena, the wife of Peter Bosen, to my son Benjamin Benson, to my daughter Anne Benson and to my daughter Catline Benson, to be equally divided amongst them, in equal proportion share and share alike. * * * And it is further my will and desire in case it should happen that any of my said children, hereinbefore mentioned, either sons or daughters, should happen to die without issue lawfully begotten of their bodies, his or her part, portion or share of them, or any or either of them so dying before such time my estate be divided his or her part shall go, remain and be to and amongst the survivor and survivors of them part and part alike."

The testator further provided that his said dwelling house, farm and mills should be sold within six weeks after the death or marriage of his said wife, to any one of his said children who might desire to purchase the same.

JOHANNES BENSON and TANNEKEA, *his wife*, ADOLPH BENSON and EVA, *his wife*, JACOB DICKMAN, JR. and CATLINE, *his wife*, SAMSON PELTS and MARY, *his wife*, DANIEL MAGGOWN and CATHARINE, *his wife*, HANSE ROMER and ELIZABETH, *his wife*, PETER BOSEN and ELENA, *his wife*, JOHN ODELL and ANNE, *his wife*, and MARY BENSON,
to
BENJAMIN BENSON.

DEED.

Dated 28 Jan., 1742.
Proved 31 Dec., 1743.
Rec. 19 July, 1808.
80 Conveyances, 498.
Consideration, £1'500.

CONVEYS all that certain dwelling house, mills and farm as is now in fence, situate, lying and being in Harlem, in the County and Province of New York, now in the tenor or occupation of him, the said Benjamin Benson, containing about two hundred acres, be the same more or less, with two other lots.

BENJAMIN BENSON and SUSANNAH, *his wife*,
to
SAMSON BENSON, JR.

DEED.

Dated 1 May, 1770.
Not recorded, but original is in possession of Mrs. Adriance.

CONVEYS all that certain tract, piece or parcel of land situate, lying and being in the Township of Harlem, in the County and Province of New York, containing twenty acres, be the same more or less; bounded Easterly by the river, Southerly by the land of William Waldron, Westerly by the commons and Northerly by land of the aforesaid Benjamin Benson.

DEED.

BENJAMIN BENSON

to

SAMSON BENSON.

Dated 2 May, 1791.
Ack. 2 May, 1791.
Rec. 31 Aug., 1791.
46 Conveyances, 558.
Considerat'n, 5 shillings.

CONVEYS all that certain tract or farm, piece or parcel of land, with the buildings thereon erected, situate, lying and being in the said Town of Haerlem, and bounded as follows, viz: beginning at a black oak stump at the corner of land belonging unto Lawrence Benson, on the South side of Mill-Creek or pond running Southwesterly along said Lawrence Benson's land to a run of water, and along said run of water till it meets the commons; then Southerly to land formerly belonging to Benjamin Waldron, deceased; then along said Benjamin Waldron's land to the land of William Waldron, deceased; thence Easterly along said land to the drowned meadows or marsh; thence Northerly and Easterly along said meadows or marsh, till it comes to the mouth of the above mentioned mill-creek; thence Westerly along said mill-creek or pond to the place of beginning, (including all the estate of the said Benjamin Benson and Susannah, his wife, to the Southward of said mill-creek or pond), and whereon the said Samson Benson now lives or resides.

Samson Benson died intestate on 31 January, 1821, leaving one child him surviving, to wit; Margaret, the wife of Andrew McGown, deceased, his only heir-at-law.

The farm thus vested in Margaret McGown embraced all of the farm of Samson Benson, Senior, lying South of the Mill Creek and East of the old Harlem Bridge Road, except the portion included between said road and the brook. This

portion was conveyed to her by Thomas Thompson by the following Deed. As there is no Deed on record to him of this piece, Samson B. McGown, a subsequent owner of the Westerly portion of this farm lying North of 97th Street, obtained the release, hereinafter set forth, from Benjamin L. Benson, the owner of record (see Liber 524 Conveyances, 364.)

DEED.

THOMAS THOMPSON and HES- TER, <i>his wife,</i> <i>to</i> MARGARET McGOWN.	Dated 24 April, 1821. Ack. 12 May, 1821. Rec. 14 May, 1821. 152 Conveyances, 347. Consideration, \$875.
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CONVEYS all that messuage or tenement and lot of land situate and lying in the township of Harlaem, and bounded as follows: Beginning at a stake and stones on the East side of Harlam Bridge Road, running thence Southwesterly along the said road on the East side thereof fourteen chains to a stake and stone on the said East side of said road, thence Easterly to the land of Samson Benson, Junior, forty-three links, thence along the land of the said Samson Benson, Junior, as the fence now stands, Northerly till it comes opposite to the place of beginning. Containing within these bounds two acres and four tenth parts of an acre.

This farm was conveyed by Mrs. McGown in different tracts, as shown on the map thereof, ante page 265. These will be considered in the following order: 1st. The Archibald Watt Piece. 2d. The Samson Benson McGown Piece. 3d. The Land Association Piece. 4th. The Levingsten and Thurman Pieces. 5th. The John E. Foley Piece. 6th. The Van Schaick and Palmer Pieces. 7th. The Edward Roberts Marsh. 8th. The Lewis E. Sayre Marsh. 9th. The Edward Sanford Piece.

THE ARCHIBALD WATT PIECE.

AGREEMENT.

MARGARET McGOWN
with
 ARCHIBALD WATT.

Dated 5 Feb., 1828.
 Proved 6 Feb., 1828.
 Rec. 9 Feb., 1828.
 232 Conveyances, 4.

AGREES to sell to Watt the premises described in the following Deed.

MARGARET McGOWN, *widow of*
 ANDREW McGOWN *and daughter and sole heiress of SAMSON*
 BENSON, JR.
to
 ARCHIBALD WATT.

DEED.
 Dated 19 May, 1828.
 Proved 21 May, 1828.
 Rec. 17 June, 1828.
 238 Conveyances, 205.
 Consideration, \$10,728.

CONVEYS all that certain lot, farm, piece or parcel of land, part of the real estate of the late Samson Benson, Junior, deceased, situated in the present Twelfth Ward of the City and County of New York. Bounded as follows, to wit: Beginning at a point on the Westerly side of the Third Avenue eighty-two feet Southerly of Ninety-fourth Street; thence running along the Avenue North thirty-three degrees twenty minutes East to the Northerly side of Ninety-seventh Street; thence along the Northerly side of Ninety-seventh Street to the old Post Road; thence Southerly along the old Post Road to the line of the Harlaem Commons; thence along the line of the Harlaem Commons to a point ninety-six feet Southerly of Ninety-fourth Street; thence North seventy-three degrees thirty-three minutes East one hundred and fifteen feet; thence South forty-four degrees forty-five minutes East two hundred and fifty-two feet; thence South thirty-nine degrees thirty minutes East three hun-

dred and forty-nine feet; thence South fifty-seven degrees thirty-four minutes East five hundred and fourteen feet; thence South sixty-six degrees fifteen minutes East ninety feet; thence South sixty-nine degrees fifty-four minutes East one hundred and sixty-three feet to the place of beginning. Containing thirty-five acres and seventy-six-hundredths of an acre, agreeable to a map hereto annexed.

MARY BENSON, *widow of SAM-
SON BENSON,*
to
ARCHIBALD WATT.

DEED.
—
Dated 19 May, 1828.
Rec. 17 June, 1828.
Proved 21 May, 1828.
238 Conveyances, 203.
Consideration, \$1.

RELEASES all right of dower in same premises.

Notes.

Notes.

Notes.

Notes.

Notes

ST.

Samson H. Gale

soil

ST.

Andrew S. Maxwell

ST.

John C. Woodward

soil

ST.

ST.

100

FOURTH

MAP
OF THE PART
OF
THE McCOWN FARM
VESTED IN
SAMSON BENSON McCOWN.

87th

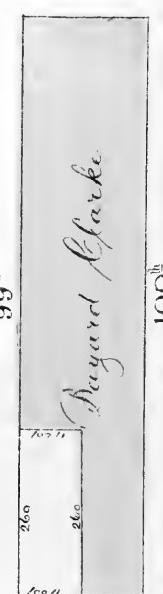
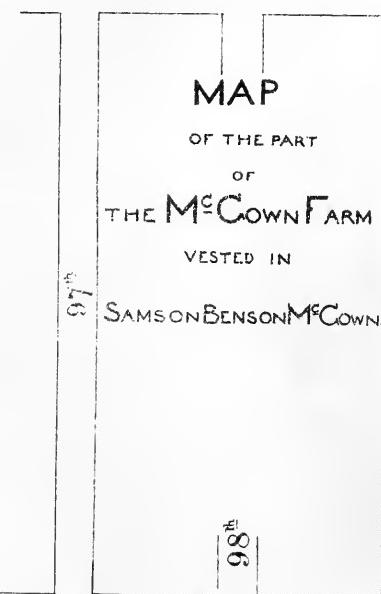
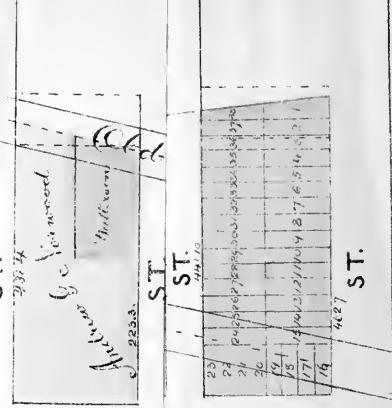
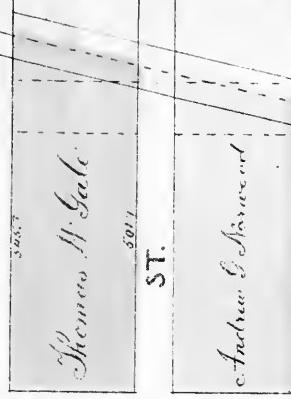
98th

99th

100th
105th

106th

THIRD



100

106th

THE SAMSON BENSON McGOWN PIECE.

This is part of the farm vested in Margaret McGown, as shown ante pages 265 to 276.

DEED.

MARGARET McGOWN	Dated 13 June, 1836. Ack. 14 June, 1836. Rec. 20 July, 1837. 379 Conveyances, 273. Consideration, \$1.
to	
SAMSON BENSON McGOWN.	

CONVEYS all those two certain lots, pieces or parcels of land situate, lying and being at Harlem, in the Twelfth Ward of the City of New York; one of the said lots bounded as follows, viz: Northerly by One Hundred and Sixth Street, Easterly by the Third Avenue, Southerly by One Hundred and First Street and Westerly by the Fourth Avenue. The other of the said lots is bounded as follows, viz: Northerly by One Hundred and Sixth Street, Easterly by the Fourth Avenue, Southerly by Ninety-seventh Street and Westerly by land lately belonging to Benjamin L. Benson; together with all the right, title and interest of the said party of the first part of, in and to One Hundred and First Street, One Hundred and Sixth Street and the Fourth Avenue.

In order to perfect the record title to that portion of the premises conveyed by the previous Deed which had been conveyed to Mrs. McGown by Thomas Thompson, see ante page

276, S. B. McGown obtained the following release from the record owner thereof:

DEED.

BENJAMIN L. BENSON *and*
SARAH, *his wife*,
to
SAMSON BENSON McGOWN.

Dated 30 May, 1849.
Ack. 28 July, 1849.
Rec. 7 Aug., 1849.
524 Conveyances, 364.
Consideration, \$1.

CONVEYS all that certain piece of land situate in Harlem, in the Twelfth Ward of the City of New York, between the Fourth and Fifth Avenues, and bounded as follows: Southerly by Ninety-seventh street, Westerly by the centre line of the old Boston Post Road, Easterly by what was the boundary line between the farms of Laurence Benson (the father of the said Benjamin) and Samson Benson (the grandfather of the said S. B. McGown), and Northerly by the land of the said S. B. McGown.

Thus all the tract in question became vested in Samson B. McGown, except the portion thereof between 99th and 101st Streets and between Third and Fourth Avenues, the title to which is as follows:

DEED.

MARGARET McGOWN
to
EDWARD SANDFORD.

Dated 30 Jan., 1835.
Ack. 5 Feb., 1835.
Rec. 9 Feb., 1835.
318 Conveyances, 584.
Consideration, \$16,000.

CONVEYS all those two certain blocks, pieces or parcels of ground, situate, lying and being at Harlaem, in the Twelfth Ward of the City of New York. Bounded as follows, that is to say: Northerly by a line drawn through the centre of One Hundred and First Street, as the same is laid down on the

Commissioners' Map of the City of New York; Southerly by Ninety-Ninth Street, as the same is laid down on said Map; Easterly by the Third Avenue, and Westerly by the Fourth Avenue; containing together on the Northerly and Southerly sides thereof, each nine hundred and twenty feet, and along the Third and Fourth Avenues, each about four hundred and ninety feet.

MORTGAGE.

EDWARD SANDFORD	} To secure \$15,000. Dated 30 Jan., 1835. Ack. 5 Feb., 1835. Rec. 9 Feb., 1835. 179 Mortgages, 212.
to	
MARGARET McGOWN.	

COVERS same premises.

The above mortgage was assigned by Margaret McGown to Samson Benson McGown, by assignment dated 30 January, 1835, and recorded in 231 Mortgages, 455, and again assigned to him by assignment dated 15 June, 1836, and recorded in 231 Mortgages, 456. He released from the lien of the above Mortgage, by release recorded in Liber 398 Conveyances, 93 the premises on the Northwest corner of 99th Street and Third Avenue, extending two hundred and sixty feet on 99th Street, and half the block on Third Avenue.

DEED.

EDWARD SANDFORD	} Dated 15 Oct., 1835. Ack. 19 Oct., 1835. Rec. 5 Nov., 1835. 343 Conveyances, 277. Consideration, \$15,530.
to	
JOHN HARRIS.	

CONVEYS same premises as the preceding deed.

JOHN HARRIS and ANN, his wife,	MORTGAGE.
to	
CHARLES OAKLEY, President of the Washington Bank, in the Ctly of New York.	
To secure \$17,000. Dated 27 May, 1839. Ack. 27 May, 1839. Rec. 26 June, 1839. 235 Mortgages, 103.	

COVERS all those certain sixty-two lots, parcels or pieces of land, situate, lying and being in the City, County and State of New York, and bounded as follows, viz.: Commencing at a point distant 260 feet from the corner of Third Avenue and Ninety-ninth Street, and running Westerly along said Ninety-ninth Street to Fourth Avenue; thence Northerly, to centre of One Hundredth Street; thence Easterly, through the centre of said One Hundredth Street to the Third Avenue; thence Southerly, to the middle of said block; thence Westerly, 260 feet; thence to the place of beginning, containing sixty-two lots of land.

The above mortgage was assigned to the Farmers Loan and Trust Company by assignment dated 19 January, 1842, and recorded in Liber 250 Mortgages, 542.

DEED.

JOHN HARRIS and ANN, his wife,	DEED.
to	
CHARLES HENRY HALL.	
Dated 30 Jan., 1839. Ack. 26 March, 1839. Rec. 28 March, 1839. 394 Conveyances, 464. Consideration, \$28,800	

CONVEYS the Block between 100 and 101st Streets.

CHARLES HENRY HALL and SARAH, <i>his wife,</i> <i>to</i> CHARLES OAKLEY, <i>President of</i> <i>the Washington Bank, in the</i> <i>City of New York.</i>	MORTGAGE. <hr/> To secure \$20,000. Dated 5 April, 1839. Ack. 6 April, 1839. Rec. 16 April, 1839. 231 Mortgages, 326.
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COVERS same block as previous deed.

The above mortgage was assigned to the Farmers Loan and Trust Company by assignment dated 19 January, 1842, and recorded in Liber 250 Mortgages, page 541.

On 31 January, 1839, the President, Directors and Company of the Mechanics Bank, in the City of New York, recovered a judgment against Charles Henry Hall in the Superior Court, which was duly docketed. Under an execution issued thereunder, the said block, conveyed by the previous Deed, was sold to George Haws for \$5.00. See certificate of sale filed in County Clerk's Office, on 23 November, 1841, and recorded in the Register's Office in Liber 465 Conveyances, page 326. George Haws assigned his certificate of sale to Isaac Adriance by assignment recorded in 465 Conveyances, page 327. The said Isaac Adriance was also the assignee of two judgments recovered in the Superior Court against Hall; one docketed on 14 March, 1839, in favor of Benjamin L. Benson, and the other in favor of William Molenaor, and docketed on 14 March, 1839. The said Adriance, as assignee of said judgments, redeemed from said sale.

DEED.

JACOB ACKER, <i>Sheriff, &c.,</i> <i>to</i> ISAAC ADRIANCE.	<hr/> Dated 22 April, 1842. Ack. 29 July, 1845. Rec. 31 July, 1845. 465 Conveyances, 328. Consideration, \$5.
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CONVEYS same block as previous Deed.

IN CHANCERY.

SAMSON B. McGOWN }
 vs.
 EDWARD SANFORD, JOHN HAR- }
 RIS, WASHINGTON M. THUR- }
 MAN, GEORGE D. WILLIAMS,
 and HARMAN C. RAUB.

- 1838—August 23. Bill filed to foreclose, 179 Mortgages p. 212.
 October 25. Order of Reference to compute amount due, the bill having been taken as confessed by all the defendants.
 October 29. Master reports \$420 interest due.
 October 29. Judgment of foreclosure entered directing a sale of so much of said premises as may be necessary to pay said interest, with leave to apply to the Court for a sale of the residue in case of a subsequent default.
- 1845—November 25. Order for sale of premises entered, default having been made in subsequent payments due on mortgage.
- 1849—July 7. Ordered that the petition, notice of motion and papers on which the preceding order was granted be filed *nunc pro tunc*.

DEED.

DAVID R. GARNISS, *Master-in-Chancery,*
 to
 SAMSON B. McGOWN.

Dated 30 May, 1846.
 Ack. 30 May, 1846.
 Rec. 17 Aug., 1847.
 492 Conveyances, 514.
 Consideration, \$6,700.

CONVEYS all the mortgaged premises.

DEED.

ISAAC ADRIANCE and MARGARET E., his wife, to SAMSON BENSON McGOWN.	Dated 1 May, 1849. Ack. 31 May, 1849. Rec. 27 Jan., 1852. 594 Conveyances, 145. Consideration, \$1.
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RELEASES block between 100 and 101st Streets.

CONTRACT OF
SALE.

SAMPSON B. McGOWN with WILLIAM LEAVENWORTH.	Dated 25 Nov., 1848. Proved 9 May, 1849. Rec. 10 May, 1849. 522 Conveyances, 206.
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Agrees to sell 1st, all those several pieces and parcels of land situate and being in the 12th Ward of the City of New York, as follows :

I. The blocks of land bounded Easterly by the Third Avenue, Westerly by the Fourth Avenue, Southerly by Ninety-ninth Street and Northerly by One Hundred and Third Street, excepting a piece on the corner of Ninety-ninth Street and Third Avenue, being two hundred and sixty feet on Ninety-ninth Street and extending along the Avenue to the centre line of the block.

II. The piece of land bounded Easterly by the Fourth Avenue, Westerly by the centre line of the Old Post Road, Northerly by One Hundred and Third Street and Southerly by Ninety-seventh Street.

III. The piece of land bounded Easterly by the middle of the Old Post Road, Northerly by One Hundred and Third Street, Southerly and Westerly by ground of Benjamin L. Benson. The Price to be Seventy Dollars per lot, and said prem-

ises are to be taken subject to the following Mortgages to the Commissioners for loaning certain moneys of the United States, viz.: one for \$5,000 on blocks between 3d and 4th Avenues and 99th and 103d Streets, and the other for \$2,000 on land between 97th and 100th Street to the Old Post Road and the Fourth Avenue.

The purchase money to be paid as follows: \$3,500 on the execution of the contract, \$5,000 in one year, \$1,500 on completion of title to land between 99th and 100th Streets and 3d and 4th Avenues, and the balance in five years from the date hereof.

Conveyances to be made to the party of 2d part or to such person as he shall in writing nominate to receive the same, in portions of not less than ten lots, all moneys or mortgages to be paid and given to party of first part.

WILLIAM LEAVENWORTH to EDWARD J. DANFORTH.	AGREEMENT. <hr/> Dated 21 April, 1849. Ack. 9 May, 1849. Rec. 10 May, 1849. 522 Conveyances, 209.
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RECITES that Danforth hath purchased a joint interest in the above contract and agrees that he shall be jointly interested with Leavenworth in the same.

WILLIAM LEAVENWORTH to EDWARD J. DANFORTH.	ASSIGNMENT. <hr/> Dated 23 April, 1849. Ack. 9 May, 1849. Rec. 10 May, 1849. 522 Conveyances, 211.
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CONVEYS said equal undivided half interest in the above contract.

EDWARD J. DANFORTH

with

HARVEY M. WATERSON.

AGREEMENT.

Dated 9 May, 1849.

Proved 9 May, 1849.

Rec. 10 May, 1849.

522 Conveyances, 210.

RECITES that \$10,000 of the consideration paid by Danforth to Leavenworth for allowing him a joint interest in the above contract was advanced by Waterson, and agrees that Waterson shall be interested in said contract and the real estate therein referred to in such proportion in the sum of \$10,000, leaves to the whole value of said real estate, estimating the said lots a the value of \$200 per lot.

ASSIGNMENT.

WILLIAM LEAVENWORTH

to

JOHN W. LATSON.

Dated 13 March, 1850,

Proved 6 April, 1850.

Rec. 6 April, 1850.

541 Conveyances, 103.

Consideration, \$10,000.

CONVEYS one equal undivided half interest in and to the above agreement of sale.

EDWARD J. DANFORTH

with

JOHN W. LATSON.

AGREEMENT.

Dated 25 April, 1850.

Recited in the following instrument :

Agrees to divide lots mentioned in said contract of sale.

EDWARD J. DANFORTH	ASSIGNMENT.
<i>to</i>	
ANDREW G. NORWOOD.	Dated 5 March, 1852. Ack. 9 March, 1852. Rec. 11 March, 1852. 592 Conveyances, 504.

Assigns all his interest in said agreement and the premises therein described.

Sampson B. McGown commenced a suit in the Court of Common Pleas against Leavenworth and his assigns to compel specific performance of the above agreement, and a decree was entered in that suit on 17 January, 1852, directing conveyances to the assigns of Leavenworth according to their interest. Mr. Norwood was not a party to that suit, he having acquired his interest by assignment subsequent to the commencement of the suit. The judgment directed the conveyance to him of the premises described in the Deed to him hereinafter set forth.

Bayard Clarke and Thomas W. Gale, the assigns of John W. Latson, were also not made parties to said suit, but the judgment directed the conveyance to them of the premises described in the respective Deeds to them, hereinafter set forth. A conveyance to Watterson was also directed of the land conveyed to him by the Deed hereinafter set forth.

ASSIGNMENT.

JOHN W. LATSON	Dated 7 Oct., 1850.
<i>to</i>	
JAMES N. WOOD.	Ack. 25 Oct., 1850. Rec. 23 Nov., 1850. 556 Conveyances, 397 Consideration, \$5,004.27

ASSIGNS so much of said contract as relates to all those certain lots, pieces or parcels of land, bounded on the North by One Hundred and First Street, on the East by the Third

Avenue, and on the South partly by Ninety-Ninth Street, and on the West by the Fourth Avenue.

ASSIGNMENT.

JAMES N. WOOD	Dated — Dec., 1850.
<i>to</i>	Ack. 3 Dec., 1850.
SAMUEL HUNT.	Rec. 25 Dec., 1850. 562 Conveyances, 1. Consideration, \$15,000.

ASSIGNS so much of said contract as was assigned to Wood by previous instrument.

ASSIGNMENT.

SAMUEL HUNT,	Dated 23 Feb., 1852.
<i>to</i>	Ack. 25 Feb., 1852.
BAYARD CLARKE.	Rec. 11 March, 1852. 592 Conveyances, 505. Consideration, \$1.

ASSIGNS so much of said contract as was assigned to Hunt by previous instrument.

DEED.

SAMPSON BENSON McGOWN and	Dated 25 Nov., 1848.
CAROLINE, <i>his wife</i> ,	Ack. 28 Feb., 1852.
<i>to</i>	Rec. 11 March, 1852. 592 Conveyances, 511. Considerat'n, \$9,369.50.
BAYARD CLARKE.	

CONVEYS all those two blocks of land, situate, lying and being in the Twelfth Ward of the City of New York, at Harlem. Bounded Easterly by the Third Avenue, Westerly by the Fourth Avenue, Southerly by 99th Street, and Northerly by 101st Street, excepting the piece of land on the corner of 99th Street and Third Avenue, being 260 feet on 99th Street and extending along the Avenue to the centre line of the block, together with all right in half the streets and avenues adjoining.

THOMAS W. GALE, ANDREW
G. NORWOOD, and HARVEY
M. WATTERSON,
to
BAYARD CLARKE.

QUIT-CLAIM DEED.
Dated 17 Jan., 1852.
Ack. 3 March, 1852.
Rec. 11 March, 1852.
592 Conveyances, 510.
Consideration, \$1.

RELEASES same premises as last Deed.

ASSIGNMENT.

JOHN W. LATSON
to
THOMAS W. GALE.

Dated 24 Dec., 1850.
Ack. 24 Dec., 1850.
Rec. 26 Dec., 1850.
558 Conveyances, 287.
Consideration, \$11,000.

ASSIGNS so much of said contract as relates to all that portion of said lots therein mentioned, lying between 101st and 103d Streets, and between 97th and 98th Streets West of the 4th Avenue; and also all that portion of said lots lying on the Southerly side of 101st Street, commencing 175 feet West from the 4th Avenue and extending Southerly to the centre line of the block and Westerly to the centre line of the old Post Road.

DEED.

SAMPSON BENSON McGOWN
and CAROLINE, his wife,
to
THOMAS W. GALE.

Dated 25 Nov., 1848.
Ack. 28 Feb., 1852.
Rec. 11 March, 1852.
592 Conveyances, 505.
Consideration, \$7,440.

CONVEYS all those certain pieces or parcels of land situate at Harlem in the Twelfth Ward of the City of New York, and respectively described as follows:

First. The piece of land bounded Easterly by the Fourth Avenue, Westerly by the middle line of the old Post Road, Northerly by 98th Street and Southerly by 97th Street, containing on 98th Street 521 feet 7 inches and on 97th Street 565⁰ feet 8 inches.

Second. The piece of land bounded Northerly by 101st Street, Southerly by the middle line between 100 and 101st Street; Easterly by a line parallel to the Fourth Avenue and distant 175 feet therefrom, and Westerly by the middle line of the old Post Road, containing on 101st Street 175 feet, and on the said middle line of the block 197 feet 1½ inches.

Third. The piece of land bounded Easterly by the Fourth Avenue, Westerly by the middle line of the old Post Road, Northerly by 102d Street (and containing thereon 292 feet 11 inches), and Southerly by 101st Street, and containing thereon 337 feet.

Fourth. The piece of land, beginning at the Northwesterly corner of 102d Street and Fourth Avenue, running thence Northerly along the Westerly side of the Fourth Avenue 201 feet and eight inches to the Southerly line of 103d Street, thence Westerly along the Southerly line of 103d Street 394 feet 11 inches to land formerly of B. L. Benson; thence Southerly along the land of B. L. Benson 182 feet; thence Easterly in a straight line to a point in the middle line of the Old Post Road distant 13 feet Northerly from the North line of 102d Street; thence Southerly along the middle line of the Old Post Road 13 feet to the North line of 102d Street, and thence Easterly along the North line of 102d Street 279 feet 9 inches to the place of beginning at the intersection of the Fourth Avenue and 102d Street, together with all right in half the Avenues and Streets adjacent. The Fourth Avenue herein referred to being taken as of the original width of 100 feet.

ANDREW G. NORWOOD, BAYARD CLARKE and HARVEY M. WAT- TERSON, <i>to</i> THOMAS W. GALE.	QUIT-CLAIM DEED. <hr/> Dated 17 Jan., 1852. Ack. 3 & 6 March, 1852. Rec. 11 March, 1852. 592 Conveyances, 502. Consideration, \$1.
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Releases premises described in last Deed.

SAMPSON BENSON McGOWN and CAROLINE, <i>his wife</i> , <i>to</i> HARVEY M. WATTERSON.	DEED. <hr/> Dated 25 Nov., 1848. Ack. 28 Feb., 1852. Rec. 1 April, 1852. 600 Conveyances, 226. Consideration, \$4,490.
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CONVEYS all those certain pieces or parcels of land, situate at Harlem, in the Twelfth Ward of the City of New York, and respectively described as follows: First, the forty-two lots lying together, and bounded Easterly by the Third Avenue, Northerly by 102d Street, Southerly by 101st Street, and Westerly by a line parallel to the Third Avenue, and distant 525 feet Westerly therefrom.

Second. The piece of land bounded Easterly by the Fourth Avenue, Southerly by 100th Street, Northerly by the middle line between 100th Street and 101st Street, and Westerly by the middle line of the Old Post Road, containing 360 feet 5 inches on 100th Street.

Third. The piece of land bounded Northerly by 100th Street Southerly by the middle line between 99th and 100th Streets, Easterly by a line parallel to the Fourth Avenue, and distant Westerly therefrom 243 feet 3 inches; and Westerly by the middle line of the Old Post Road. Together with all interest in half of streets and avenues adjoining. The Fourth Avenue as herein referred to, being taken at the width of 100 feet, as originally laid out.

THOMAS W. GALE, ANDREW
G. NORWOOD, and BAYARD
CLARKE,
to
HARVEY M. WATTERSON.

QUIT-CLAIM DEED.
 Dated 17 Jan., 1852.
 Ack. 6 March, 1852.
 Rec. 1 April, 1852.
 600 Conveyances, 225.
 Consideration, \$1.

RELEASES same premises as last Deed.

DEED.

SAMPSON BENSON McGOWN and
CAROLINE, *his wife*,
to
ANDREW G. NORWOOD.

Dated 25 Nov., 1848.
 Ack. 28 Feb., 1852.
 Rec. 11 March, 1852.
 592 Conveyances, 508.
 Consideration, \$12,250.

CONVEYS all those certain pieces or parcels of land situate in the Twelfth Ward of the City of New York and respectively described as follows :

First. The block of land bounded Easterly by the Third Avenue, Westerly by the Fourth Avenue (as laid out one hundred feet wide) Northerly by One Hundred and Third Street, and Southerly by One Hundred and Second Street.

Second. The thirty lots bounded Westerly by the Fourth Avenue, Easterly by a line drawn parallel to the Fourth Avenue and at the distance of three hundred and ninety-five feet Easterly therefrom, Northerly by One Hundred and Second Street, and Southerly by One Hundred and First Street.

Third. The piece of land bounded Easterly by the Fourth Avenue, Westerly by the middle line of the Old Post Road, Northerly by Ninety-ninth Street and Southerly by Ninety-eighth Street.

Fourth. The piece of land beginning at the Southwest corner of Fourth Avenue and One Hundredth Street; thence running Westerly along the side of One Hundredth Street two hundred and forty-three feet three inches; thence Southerly and

parallel with Fourth Avenue one hundred feet and nine inches to the middle line of the block; thence Westerly along said middle line to the middle line of the Old Post Road; thence Southerly along the middle line of the Old Post Road to the Northerly line of Ninety-ninth Street; thence Easterly along the Northerly line of Ninety-ninth Street four hundred and fifty-one feet four inches to the Fourth Avenue, and thence Northerly along the Westerly line of the Fourth Avenue two hundred and ten feet six inches to One Hundredth Street, the place of beginning.

Fifth. The piece of land bounded Easterly by the Fourth Avenue, Northerly by One Hundred and First Street, Southerly by the middle line between One Hundredth and One Hundred and First Streets, and Westerly by a line parallel to the Fourth Avenue and distant one hundred and seventy-five feet therefrom. Together with half the Streets and Avenues opposite to the same.

THOMAS W. GALE, BAYARD CLARKE and HARVEY M. WATTERSON, to ANDREW G. NORWOOD.	QUIT-CLAIM DEED. <hr/> Dated 17 Jan., 1852. Ack. 3 & 6 March, 1852. Rec. 11 March, 1852. 592 Conveyances, 501. Consideration, \$1.
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Releases same premises as last Deed.

DEED.

ANDREW G. NORWOOD and MARY FLOYD, his wife, to HERMAN BRUEN.	<hr/> Dated 29 March, 1852. Ack. 31 March, 1852. Rec. 1 June, 1852. 605 Conveyances, 238. Consideration, \$16,000.
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CONVEYS same premises as previous Deed.

Subject to a Mortgage recorded in Liber 398 Mortgages, page 366, since discharged of record.

THE LAND ASSOCIATION PIECE.

DEED.

SAMSON BENSON McGOWN and
CAROLINE, *his wife*,
to
GUSTAVUS A. ROLLINS.

Dated 17 Feb., 1851.
Ack. 19 Nov., 1851.
Rec. 22 Nov., 1851.
591 Conveyances, 104.
Consideration, \$10,000.

CONVEYS all those certain one hundred and eight lots of land, more or less, situate in the Twelfth Ward of the City of New York, between the Fourth and Fifth Avenues, and bounded as follows: East by the Fourth Avenue, North by the middle line of One Hundred and Sixth Street, South by the middle line of One Hundred and Third Street, West by the lands of Daniel Fanshaw and James R. Walter, being a straight line. The lots on the South side of One Hundred and Sixth Street have a front of four hundred and eighty-two feet seven inches; those on the North side of One Hundred and Fifth Street have a front line of four hundred and sixty-one feet ten inches; those on the North side of One Hundred and Fourth Street a front line of four hundred and thirty-four feet ten inches; those on the North side of One Hundred and Third Street a front line of four hundred and five feet one inch.

GUSTAVUS A. ROLLINS and ISA-
BELLA G., *his wife*,
to
ELIAS C. MOONEY, JAMES F.
STANSBURY and JOSEPH
QUERIPEL, *Trustees of the New
York City Land Association,
Number 1.*

DEED.

Dated 30 Nov., 1851.
Ack. 19 Nov., 1851.
Rec. 10 Dec., 1851.
589 Conveyances, 446.
Consideration, \$16,000.

CONVEYS same premises by same description.

Habendum as joint tenants, subject to a Mortgage recorded in Liber 399 Mortgages, page 143, since discharged of record.

The distances given in the two previous Deeds are measured from the old line of Fourth Avenue, though previous to the dates of said Deeds Fourth Avenue had been widened twenty feet on each side. In the conveyances made by the Association the distances were likewise measured from the old line of Fourth Avenue. In order to correct this discrepancy, a Map of said tract was recorded in Liber 820 Conveyances, page 113, in which both the old and new lines of Fourth Avenue were shown, the lots on the Avenue extending one hundred feet from old line and eighty feet from the new line. The lot numbers there given are shown on a Map of this tract, ante page 277. An agreement was recorded therewith, signed by the trustees and their assigns, that the said Map shows the true position and boundaries of the lots conveyed by them, and that the Deeds from the trustees shall be construed by that Map. There is also another agreement, to a similar effect, recorded in Liber 1242 Conveyances, page 156, signed by the said trustees and the owners of the lots on the North side of 105th Street. It was agreed thereby that the location of the lots shall be deemed the same as if the Deeds had expressly stated that the distances were measured from the old line of Fourth Avenue.

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THE
LEVENGSTON AND THURMAN
PIECES.

These are part of the farm vested in Margaret McGown, as shown ante pages 265 to 276.

DEED.

MARGARET McGOWN
to
SOLOMON M. LEVENGSTON.

Dated 1 Feb., 1835.
Ack. 26 Feb., 1835.
Rec. 14 March, 1835.
330 Conveyances, 155-
Consideration, \$15,000.

CONVEYS all that certain block, piece, or parcel of land, situated, lying and being in the Twelfth Ward of the City of New York, bounded as follows: Easterly, in front by the Third Avenue; Westerly by the centre line of the Fourth Avenue, excepting thereout the grant to the New York and Harlem Railroad Company; Southerly by Ninety-seventh Street, and Northerly by the Northerly side of 99th Street. Subject and excepting to the said Margaret McGown, her heirs and assigns, a right of way over Ninety-ninth Street.

DEED.

MARGARET McGOWN
to
EDWARD SANDFORD. } Dated 30 Jan., 1835.
 } Ack. 5 Feb., 1835.
 } Rec. 9 Feb., 1835.
 } 318 Conveyances, 584.
 } Consideration, \$16,000.

CONVEYS all those two certain blocks, pieces or parcels of ground, situate, lying and being at Harlaem in the Twelfth Ward of the City of New York. Bounded as follows, that is to say: Northerly, by a line drawn through the centre of One Hundred and First Street, as the same is laid down on the Commissioners' Map of the City of New York; Southerly by Ninety-ninth Street, as the same is laid down on the said Map; Easterly by the Third Avenue, and Westerly by the Fourth Avenue, containing together on the northerly and Southerly sides thereof, each nine hundred and twenty feet; and along the Third and Fourth Avenues, each about four hundred and ninety feet.

MORTGAGE.

EDWARD SANDFORD	} To secure \$15,000.
to	Dated 30 Jan., 1835.
MARGARET McGOWN.	} Ack. 5 Feb., 1835.

} Rec. 9 Feb., 1835.	} 179 Mortgages, 212.
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COVERS same premises.

The previous mortgage was assigned to Samson Benson McGown by assignment, dated 30 January, 1835, and recorded in Liber 231 Mortgages, page 455. See also same Liber, page 456, for another assignment by her to him.

DEED.

EDWARD SANDFORD	} Dated 15 Oct., 1835.
to	} Ack. 19 Oct., 1835.
JOHN HARRIS.	} Rec. 5 Nov., 1835.

} 343 Conveyances, 277.	} Consideration, \$15,530.
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CONVEYS same premises.

DEED.

JOHN HARRIS and ANN, his
wife,
to
WASHINGTON M. THURMAN.

Dated 23 May, 1836.
Ack. 15 June, 1836.
Rec. 15 June, 1836.
359 Conveyances, 231.
Consideration, \$4,600.

CONVEYS all that certain piece or parcel of ground, situate lying and being at Harlaem, in the Twelfth Ward of the City of New York. Bounded as follows, that is to say: Beginning at the Northwesterly corner of Ninety-ninth Street and Third Avenue, and running thence Northerly along the Westerly side of said Third Avenue one hundred feet and ten inches; thence Westerly along the centre line of the block two hundred and sixty feet; thence Southerly and parallel to the Third Avenue one hundred feet and ten inches to Ninety-ninth Street; thence Easterly along the Northerly side of said street two hundred and sixty feet to the place of beginning.

RELEASE.

SAMSON BENSON McGOWN
to
WASHINGTON M. THURMAN.

Dated 1 April, 1839.
Proved 24 April, 1839.
Rec. 3 May, 1839.
398 Conveyances, 93.
Consideration, \$10.

RELEASES from the lien of the above Mortgage same premises as previous Deed.



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THE
JOHN E. FOLEY UPLAND.

This is part of the farm vested in Margaret McGown, as shown ante pages 265 to 276.

DEED.

MARGARET MCGOWN
to
EDWARD SANFORD.

} Dated 30 Jan., 1835.
Proved 31 Jan., 1835.
Rec. 4 Feb., 1835.
320 Conveyances, 484.
Consideration, \$57,000.

CONVEYS, with other property, all that certain other tract, piece or parcel of land, situate, lying and being at Harlaem, in the City and Ward aforesaid, and bounded as follows, that is to say: Westerly by the Third Avenue, Northerly and Easterly by the marsh and lowland this day sold and conveyed by the party hereto of the first part to the said party hereto of the second part; and Southerly by land lately belonging to the estate of Abraham Duryee, deceased.

MORTGAGE.

EDWARD SANDFORD

to

MARGARET McGOWN.

To secure \$4,000.
 Dated 17 Aug., 1835.
 Ack. 17 Aug., 1835.
 Rec. 18 Aug., 1835.
 188 Mortgages, 382.

COVERS same premises.

DEED.

SAME

to

CHARLES HENRY HALL.

Dated 10 Oct., 1835.
 Ack. 16 Oct., 1835.
 Rec. 17 Oct., 1835.
 339 Conveyances, 618.
 Consideration, \$15,000.

CONVEYS same premises.

DEED.

CHARLES HENRY HALL and

SARAH, *his wife*,

to

JOHN HARRIS.

Dated 18 Feb., 1839.
 Ack. 22 March, 1839.
 Rec. 28 March, 1839.
 394 Conveyances, 446.
 Consideration, \$25,000.

CONVEYS all those certain one hundred and twenty lots, contained in two and one-half blocks of land, situate, lying and being in the Twelfth Ward of the City of New York. Bounded and described as follows, viz.: One block bounded Westerly by the Easterly side of the Third Avenue, and Easterly by the centre of the Second Avenue; Northerly by the centre of Ninety-eighth Street, Southerly by the centre of Ninety-seventh Street. One block bounded Westerly by the Easterly side of the Third Avenue, Easterly by the centre of the Second Avenue, North-erly by the centre of Ninety-sixth Street, and Southerly by the

centre of Ninety-fifth Street. And also the one-half block bounded Westerly by the Easterly side of the Third Avenue, Easterly by the centre of the Second Avenue, Northerly by the centre of Ninety-fifth Street, and Southerly by the centre line of the block between said Ninety-fifth Street and Ninety-fourth Street.

DEED.

JOHN HARRIS and ANN, <i>his wife</i> ,	Dated 20 Feb., 1840.
to	Ack. 3 March, 1840.
RICHARD M. BOLLES.	Rec. 3 March, 1840.
	403 Conveyances, 386.
	Consideration, \$4,000.

CONVEYS same premises.

The Deed to Bolles was recorded after filing of *lispendens* and order *pro confesso vs.* Harris in the following suit:

CHARLES HENRY HALL, <i>and</i> SARAH, <i>his wife</i> ,	MORTGAGE.
to .	To Secure \$20,000.
CHARLES OAKLEY, <i>President of</i> <i>the Washington Bank, in the</i> <i>City of New York.</i>	Dated 5 April, 1839. Ack. 6 April, 1839. Rec. 16 April, 1839. 231 Mortgages, 328.

COVERS all that certain Block of ground, situate, lying and being in the Twelfth Ward of the City of New York. Bounded as follows, that is to say: Northerly by a line drawn through the centre of Ninety-seventh Street, as the same is laid down on the Commissioners' map of the City of New York; South-

erly by a line drawn through the centre of Ninety-sixth Street, as the same is laid down on the said map; Easterly by the Second Avenue, and Westerly by the Third Avenue.

And also all that certain other block of ground, situate, lying and being in the Ward and City aforesaid. Bounded as follows, that is to say: Northerly by a line drawn through the centre of Ninety-ninth Street, as the same is laid down on the Commissioners' map of the City of New York; Southerly by a line drawn through the centre of Ninety-eighth Street, as the same is laid down on the said Map; Easterly by the Second Avenue, and Westerly by the Third Avenue.

On 21 January, 1839, The President, Directors and Company of the Mechanics Bank, in the City of New York, recovered a judgment for \$4,611.40, in the Superior Court of the City of New York, against Charles Henry Hall, under which judgment all the premises were sold by the Sheriff to George Haws, and redeemed by Issac Adriance, assignee of a judgment in favor of Benjamin L. Benson against said Hall for \$3,066.86, and docketed on 14 March, 1839, and of another judgment in favor of William Molenaor against said Hall, for \$4,092.75, docketed on 14 March, 1839. All said premises were thereupon conveyed by the Sheriff to said Isaac Adriance by Deed dated 22 April, 1842, and recorded in Liber 465 Conveyances, p. 274. As said judgment creditors were made parties to the following foreclosure suit, their interest in the premises were cut off, and nothing passed by the Deed to Isaac Adriance.

After the filing of the *lispendens* in the following suit, Charles Henry Hall made an insolvent assignment, recorded in 402 Conveyances, 212; and also a conveyance to a receiver, recorded in 432 Conveyances, 86.

IN CHANCERY—*Before Vice Chancellor.*

MARGARET McGOWN

vs.

EDWARD SANDFORD, CHARLES HENRY HALL and SARAH, *his wife*, JOHN HARRIS and ANN, *his wife*, CHARLES OAKLEY, President of the Washington Bank in the City of New York; THE PRESIDENT, DIRECTORS and COMPANY of the Mechanics' Bank in the City of New York, BENJAMIN L. BENSON, WILLIAM MOLENAOR, THE PRESIDENT, DIRECTORS and COMPANY of the Mechanics and Traders Bank, GEORGE LOVETT, BENJAMIN FIELD, THE COMMERCIAL BANK of Oswego, THE ONEIDA BANK, THE PRESIDENT, DIRECTORS and COMPANY of the Seventh Ward Bank, THOMAS B. ODELL, JONATHAN ODELL, HENRY R. MORGAN, HENRY ADAMS, GEORGE ABEEL, JOHN HOWARD ABEEL, HENRY B. GREENWOOD, NICHOLAS SCHUREMAN, HARMAN C. RAUB, *survivor of* GEORGE D. WILLIAMS, *deceased*, HENRY ELSWORTH and EDWARD ELSWORTH.

- 1839—October 8. Order *pro confesso vs.* Oneida Bank by consent.
- October 9. Order *pro confesso vs.* Henry and Edward Elsworth, on affidavit of no appearance.
- 1840—January 24. Orders *pro confesso vs.* George Lovett, Benjamin Field, Charles Oakley, President of the Washington Bank, in the City of New York; Henry Adams, Henry R. Morgan, President, &c., of the Mechanics and Traders Bank; President, &c., of the Mechanics Bank of the City of New York; President, &c., of the Seventh Ward Bank; Henry B. Greenwood, John Harris and Ann, his wife, on affidavits of service and of no appearance.
- January 24. Orders *pro confesso vs.* John Howard Abeel, George Abeel, the Washington Bank, in the City of New York; William Molenaor, Benjamin L. Benson, Harman C. Raub, and Nicholas Schureman, on affidavit of no answer.
- February 18. Order *pro confesso vs.* Charles Henry Hall and Sarah, his wife, on affidavit of no separate answer of wife, or joint answer of Hall and wife, they both having appeared by Graydon & Clark, their solicitors.
- March 25. Order striking out separate answer of Charles Henry Hall.
- March 27. Order of reference to compute the amount due.
- April 6. Master reports \$4,733.44 due.

- 1840—April 6. Decree of foreclosure and sale entered.
 June 1. Decree enrolled.
 September 23. Report of sale filed.
 October 3. Report of sale confirmed.

DEED.

JOHN A. SIDELL, <i>Master in Chancery,</i> <i>to</i> JOHN E. FOLEY.	Dated 1 June, 1840. Ack. 1 June, 1840. Rec. 8 June, 1840. 406 Conveyances, 201. Consideration, \$4,900.
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CONVEYS same premises.

PORTION SOUTH OF 97th STREET.

MORTGAGE.

JOHN E. FOLEY and ELIZA- <i>BETH, his wife,</i> <i>to</i> MARGARET McGOWAN.	To secure \$4,000. Dated 1 June, 1840. Ack. 6 June, 1840. Rec. 8 June, 1840. 239 Mortgages, 575.
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COVERS all that certain piece or parcel of ground, situate, lying and being in the Twelfth Ward of the City of New York, between the Second and Third Avenues and Ninety-third and Ninety seventh Streets, and bounded as follows: Northerly by the centre line of Ninety-seventh Street, Westerly by the Third Avenue, Southerly by the line of land lately belonging to Abraham Duryee, deceased; and Easterly by the Second Avenue, being a part of the property conveyed to the said parties of the first part by John A. Sidell, Master in Chancery, by Deed bearing even date herewith.

JOHN E. FOLEY and ELIZA- BETH, <i>his wife,</i> <i>to</i> THE FARMERS LOAN AND TRUST COMPANY.	DEED. <hr/> Dated 1 Dec., 1841. Ack. 22 Jan., 1842. Rec. 25 Jan., 1842. 422 Conveyances, 187. Consideration, \$4,000.
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CONVEYS all that certain tract, piece or parcel of land, situate, lying and being at Harlem, in the Twelfth Ward of the City of New York, and bounded as follows, that is to say: Westerly by the Third Avenue, Northerly and Easterly by the marsh and low-land sold and conveyed by Margaret McGown to Edward Sandford, and Southerly by Ninety-fifth Street.

IN CHANCERY.—*Before Vice-Chancellor.*

MARGARET MCGOWN

vs.

JOHN E. FOLEY and ELIZA- BETH, <i>his wife;</i> CHARLES HENRY HALL and SARAH, <i>his</i> <i>wife,</i> JOHN HARRIS and ANN, <i>his wife,</i> and THE FARMERS LOAN AND TRUST COMPANY.	<hr/>
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1842—June 22. Bill filed to foreclose 239 Mortgages,
 575.

August 6. Order to answer *vs.* Foley and wife, they
 having appeared by Robert S. Swords.

August 13. Order to answer *vs.* the Farmers Loan
 and Trust Company, they having ap-
 peared by William C. Noyes.

- 1842—September 29. Order *pro confesso* vs. said defendants on affidavit of no answer.
- September 29. Order *pro confesso* vs. Hall and wife, and Harris and wife, on consent of John H. Southard, their solicitor.
- September 29. Order of reference to J. N. Cushman, Master, &c. to compute amount due.
- October 4. Master reports \$4,263.59 due.
- October 4. Judgment of foreclosure and sale entered.

The premises described in the mortgage foreclosed in the above action extended further East than the mortgagor had title, John E. Foley being vested only with the upland, the lines of which are shown on map, ante page 265, which was copied from Randel's, in the Bureau of Street Improvements. The judgment in the above action directed the sale of all the premises described in the mortgage, and a sale was had according to a map which also included all said premises, and on which the same were divided into city lots. These lots were sold and conveyed to various purchasers. In those instances where the lots lay further East than the line of the upland, the Master's Deed conveyed no title.

TITLE TO PORTION NORTH OF 97th STREET.

This, as shown ante page 308, was vested in the Farmers Loan and Trust Company.

DEED.

THE FARMER'S LOAN AND TRUST COMPANY, <i>to</i> DOUW D. WILLIAMSON.	{ Dated 1 Sept., 1845. Proved 13 June, 1849. Rec. 20 June, 1849. 522 Conveyances, 510. Consideration. \$1,600.
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CONVEYS, with other property also, all that certain tract

piece or parcel of land, situate, lying and being in the City of New York aforesaid, and bounded as follows, that is to say: Westerly by the Third Avenue, Northerly and Easterly by the marsh and lowland sold and conveyed by Margaret McGown to Edward Sandford, and Southerly by Ninety-seventh Street, be the same more or less.

DOW D. WILLIAMSON and
MARY A., *his wife*,
to
THE FARMERS LOAN AND
TRUST COMPANY.

DEED.

Dated 1 June, 1850.
Ack. 18 June, 1850.
Rec. 22 June, 1850.
548 Conveyances, 211.
Consideration, \$1.

RECITES the giving of a mortgage for \$600 on said premises, and that the Company had agreed to accept a conveyance in satisfaction thereof, and conveys same premises.

THE FARMERS LOAN AND
TRUST COMPANY,
to
EDWARD ROBERTS.

DEED.

Dated 12 Jan., 1853.
Proved 24 Jan., 1853.
Rec. 25 Jan., 1853.
622 Conveyances, 679.
Consideration, \$2,000.

CONVEYS same premises.

DEED.

EDWARD ROBERTS and IRENE
B., *his wife*,
to
LEWIS A. SAYRE.

Dated 11 Feb., 1853.
Ack. 14 Feb., 1853.
Rec. 9 April, 1853.
636 Conveyances, 58.
Consideration, \$1.

CONVEYS all that certain piece or parcel of land, situate, lying

and being in the Twelfth Ward of the City of New York, bounded and described as follows: Beginning at the intersection of the centre line of Ninety-seventh Street with the Easterly line of the Third Avenue, and running thence Easterly, on the centre line of Ninety-seventh Street, to the marsh or lowland; thence along the line of the said marsh or lowland which divides the said marsh or lowland from the upland, as laid down on Randall's Map, Northwardly and Westwardly to Third Avenue, to about the middle line of the block between Ninety-seventh and Ninety-eighth Streets. Being part of the property conveyed to the said Edward Roberts by the Farmers Loan and Trust Company.



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THE
VAN SCHAICK AND PALMER
PIECES.

These pieces are part of the marsh in front of the McGown farm. See post page 323 for remarks on the title to these marshes.

DEED.

MARGARET McGOWN
to

SAMSON BENSON McGOWN.

Dated 1 Jan., 1834.
Ack. 16 June, 1834.
Rec. 20 June, 1834.
316 Conveyances, 70.
Consideration, \$1.

CONVEYS all those certain blocks, pieces or parcel of marsh or meadow, situate in the Twelfth Ward of the City of New York, bounded as follows: West by the Third Avenue, North by One Hundred and Third Street, South by the middle of Ninety-ninth Street and by Harlem River. Being fourteen blocks and parts of blocks, as laid out on the Map of the County of New York.

DEED.

SAMSON BENSON McGOWN *and*
CAROLINE, *his wife,*
to

CHARLES HENRY HALL.

Dated 14 June 1834.
Ack. 17 & 18 June, 1834.
Rec. 20 June, 1834.
316 Conveyances, 71.
Consideration, \$2,500.

CONVEYS same premises by same description.

BLOCKS BETWEEN 99th AND 102d STREETS.

	MORTGAGE.
CHARLES HENRY HALL and SARAH, <i>his wife,</i>	—
<i>to</i>	To secure \$40,000.
MYNDERT VAN SCHAICK.	Dated 28 Nov., 1838. Ack. 5 Dec., 1838. Rec. 12 Dec., 1838. 229 Mortgages, 355.

COVERS, with other property also, all that block of land bounded Westerly by the Third Avenue, Northerly by One Hundred and Second Street, easterly by the Second Avenue, Southerly by One Hundred and First Street.

	MORTGAGE.
SAME	To secure same loan.
<i>to</i>	Dated 28 Nov. 1838.
SAME.	Ack. 29 Jan., 1839. Rec. 1 Feb., 1839. 230 Mortgages, 165.

COVERS all and singular those two blocks of ground, situate, lying and being at Harlem, in the Twelfth Ward of the City of New York: Bounded Westerly by the Third Avenue, Northerly by the centre line of One Hundred and First Street, Easterly by the middle of the Second Avenue, and Southerly by the centre line of Ninety-ninth Street.

On 21 January, 1839, the President, Directors and Company of the Mechanics Bank recovered a judgment for \$4,611.40, in the Superior Court of the City of New York, against Charles Henry Hall, under which said premises and others were sold by Sheriff to George Haws, on 25 December, 1840. See certificate of Sheriff's sale filed in County Clerk's office on 23 November, 1841, and recorded in Register's office, in Liber 465 Conveyances, 259, Isaac Adriance, the assignee of two judg-

ments recovered in said Superior Court, against said Hall, one in favor of William Molenaor, and the other in favor of Benjamin L. Benson, redeemed the premises from this sale, and the same were conveyed to him. See Liber 465 Conveyances, page 260. The said Adriance was also assignee of the said certificate of sale, by assignment recorded in Liber 465 Conveyances, page 260.

CHARLES HENRY HALL and SARAH, <i>his wife</i> , <i>to</i> DAVID P. HALL, and CHARLES MULLETT HALL.	DEED. <hr/> Dated 8 Nov. 1839. Ack. 21 Nov., 1839. Rec. 22 Nov., 1839. 402 Conveyances, 212. Consideration, \$1.
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CONVEYS all and singular the real estate and chattels real of and belonging to the said Charles Henry Hall, of whatsoever nature, kind and description, and wheresoever situate and being.

In trust to sell and pay all debts of said Charles Henry Hall, and return surplus, if any, to him.

See also 432 Conveyances, 86, for general conveyance by Charles Henry Hall and Hubbs, to Ambrose Mercer, receiver.

IN CHANCERY.—*Before Vice-Chancellor.*

MYNDERT VAN SCHAICK <i>vs.</i> CHARLES HENRY HALL and SARAH, <i>his wife</i> ; DAVID P. HALL, and CHARLES MUL- LET HALL.	
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1841—July 29. Bill filed to foreclose 229 Mortgages, 355.

1841—August 28. Order *pro confesso* vs. all the defendants, on consent of David P. Hall, solicitor for all defendants.

September 1. Order of reference to John A. Sidell, to compute the amount due.

September 15. Master Reports \$44,744.43 due.

September 15. Decree of foreclosure and sale entered.

November 1. Decree enrolled.

DEED.

JOHN A. SIDELL, <i>Master in Chancery,</i> <i>to</i> MYNDERT VAN SCHAICK.	Dated 6 Nov., 1841. Ack. 6 Nov., 1841. Rec. 9 Nov., 1841. 419 Conveyances., 431. Consideration, \$760.
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CONVEYS said mortgaged premises above mentioned.

BLOCK BETWEEN 102d AND 103d STREETS.

CHARLES HENRY HALL, <i>and</i> <i>SARAH, his wife,</i> <i>to</i> JOSEPH D. BEERS, <i>President of</i> <i>the North American Trust and</i> <i>Banking Company.</i>	MORTGAGE. To secure \$63,000. Dated 3 Oct., 1838. Ack. 4 Oct., 1838. Rec. 6 Oct., 1838. 226 Mortgages, 361.
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COVERS, with other property, all that certain block, piece or parcel of ground, situate, lying and being in the Twelfth Ward of the said City of New York, bounded and containing as follows, that is to say: Northeasterly by One Hundred and Third Street, six hundred and ten feet; Southwesterly by One Hundred and Second Street, six hundred and ten feet; Southeast-

erly by the Second Avenue, two hundred and one feet six inches; and Northwesterly by the Third Avenue, two hundred and one feet six inches, and containing forty-eight lots of ground.

<i>JOSEPH D. BEERS, President of the North American Trust and Banking Company, to BATES COOKE, Comptroller of the State of New York.</i>	ASSIGNMENT. <hr/> Dated 3 May, 1839. Proved 4 May, 1839. Rec. 4 May, 1839. 232 Mortgages, 274. Consideration, \$1.
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ASSIGNS above mortgage as security for \$45,000.

On 21 January, 1839, the President, Directors and Company of the Mechanics Bank, recovered a judgment for \$4,611.40 in the Superior Court of the City of New York, against Charles Henry Hall, under which said premises and others were sold by Sheriff to George Haws on 21 December, 1840. Isaac Adriance, the assignee of two judgments against said Hall, one in favor of William Molenaor and the other in favor of Benjamin L. Benson, redeemed the premises from this sale, and the same were conveyed to him. See Liber 465 Conveyances, 260. As all three judgment creditors were made parties to the following suit, any interest in the mortgaged premises which may have passed by the Sheriff's Deed to Adriance would be cut off by the execution sale under said judgment.

GENERAL ASSIGNMENT. <hr/>	
<i>CHARLES HENRY HALL and SARAH, his wife, to DAVID P. HALL and CHARLES MULLETT HALL.</i>	<hr/> Dated 8 Nov., 1839. Ack. 21 Nov., 1839. Rec. 22 Nov., 1839. 402 Conveyances, 212. Consideration, \$1,

CONVEYS all and singular the real estate and chattels real, of and belonging to the said Charles Henry Hall, of whatsoever nature, kind and description, and wheresoever situate and being.

In trust to sell and pay all the debts of said Charles Henry Hall, and return surplus, if any, to him.

See also 432 Conveyances, 86, for general conveyance by Charles Henry Hall and Hubbs, to Ambrose Mercer, receiver.

IN CHANCERY.—*Before Vice-Chancellor.*

BATES COOKE, *Comptroller of the
City of New York,*

vs.

CHARLES HENRY HALL and SARAH, his wife, JOSEPH D. BEERS, *President of the North American Trust and Banking Company;* DAVID P. HALL, CHARLES MULLETT HALL, *Assignees, &c., of CHARLES HENRY HALL;* THE PRESIDENT, DIRECTORS and COMPANY of the *Mechanics and Traders Bank;* BENJAMIN FIELD, THOMAS B. ODELL, JONATHAN ODELL, JOHN GRAY, BENJAMIN C. BOUTON, JOHN LABROW, GEORGE R. IVES, ASA L. SHIPMAN, *THE PRESIDENT, DIRECTORS and COMPANY of the Mechanics Bank in the City of New York;* BENJAMIN L. BENSON, WILLIAM MOLENAOR, HENRY R.

MORGAN, HENRY ADAMS,
GEORGE ABEEL, JOHN HOW-
ARD ABEEL, THE COMMER-
CIAL BANK of *Oswego*, HEN-
RY B. GREENWOOD, THE PRES-
IDENT and DIRECTORS of
the MANHATTAN COMPANY,
HENRY ELSWORTH, EDWARD
ELSWORTH, PAYSON GROS-
VENOR, SAMUEL A. WIL-
LOUGHBY, GEORGE LOVETT,
THE ONEIDA BANK, JOHN
I. MUMFORD and JAMES
HENRY CLARK.

- 1839—December 12. Bill filed to foreclose 226 Mortgages, 361.
January 10. Order *pro confesso vs.* the Commercial
Bank of Oswego, on consent.
January 17. Order to answer against Benjamin L.
Benson and William Molenaor, who
appeared by Isaac Adriance.
January 20. Order to answer against Charles Henry
Hall and Sarah his wife, David P.
Hall and Charles Mullett Hall, who
appeared by H. F. Clark.
February 6. Order *pro confesso vs.* John Labrow and
George R. Ives, by consent.
February 8. Order to answer *vs.* Mechanics Bank
who appeared by Gabriel Winter.
February 17. Order *pro confesso vs.* Benjamin L. Ben-
son and William Molenaor, by consent.
February 18. Order *pro confesso vs.* Joseph D. Beers,
President, &c, Edmund Elsworth, John
Gray, George Abeel, Henry Adams,
Jonathan Odell, Thomas B. Odell,

- Henry Elsworth, Benjamin C. Bouton,
George Lovett, John I. Mumford, The
Oneida Bank, and Henry R. Morgan,
on affidavit of no appearance.
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| March | 7. Order <i>pro confesso</i> vs. Charles Henry Hall and Sarah, his wife, David P. Hall, and Charles Mullet Hall, on affidavit of no answer. |
| March | 12. Order <i>pro confesso</i> vs. Manhattan Company, on affidavit of no answer. |
| March | 25. Order <i>pro confesso</i> vs. The President, &c., of Mechanics Bank, on affidavit of no answer. |
| March | 25. Order <i>pro confesso</i> vs. Samuel A. Wiloughby and Asa L. Shipman, on affidavit of no appearance. |
| April | 17. Order <i>pro confesso</i> vs. James Henry Clark, on affidavit of no appearance. |
| April | 18. Order <i>pro confesso</i> vs. Mechanics and Traders Bank, on affidavit of no answer. |
| June | 5. Order that action be discontinued as to Benjamin Field, John Labrow, George R. Ives, John Howard Abeel, Henry B. Greenwood, and Payson Grosvenor. |
| June | 5. Order of reference to David Codwise to compute the amount due. |
| October | 5. Master reports \$71,317.75 due. |
| October | 5. Affidavit of regularity filed. |
| October | 5. Decree of foreclosure and sale entered. |
| 1841—March | 12. Decree enrolled. |
| 1843—October | 29. Report of sale filed, reports sale of all the mortgaged premises to Lewis Curtis, John L. Graham, and Richard M. Blatchford, Trustees, &c., for \$11,500. |

Bates Cook, Comptroller, &c., assigned the Mortgage foreclosed in the above action to Joseph N. Beers, President, &c., by assignment, dated 29 February, 1840, and recorded in Liber 239 Mortgages, page 171. Beers thereupon assigned the same to Henry Yates and others, who re-assigned it back to him, see assignments recorded in Liber 238 Mortgages, pages 376 & 466. The said Mortgage was thereupon assigned to Lewis Curtis, and others, the purchasers at the sale above mentioned, see assignment recorded in Liber 239 Mortgages, page 509.

JOHN A. SIDELL, <i>Master in Chancery,</i> to	DEED.
	Dated 19 July, 1842. Ack. 21 July, 1842. Rec. 22 July, 1842. 427 Conveyances, 261. Consideration, \$7,500.
LEWIS CURTIS, RICHARD M. BLATCHFORD, and JOHN L. GRAHAM, <i>Trustees, &c.</i>	

CONVEYS same premises.

LEWIS CURTIS, RICHARD M. BLATCHFORD, JOHN LORIMER GRAHAM, <i>Trustees, and</i> DAVID LEAVITT, <i>Receiver,</i> to	DEED.
	Dated 12 May, 1845. Ack. 10 June, 1845. Rec. 5 Feb., 1846. 471 Conveyances, 215. Consideration, \$1.
JOHN J. PALMER, <i>Special Re- ceiver.</i>	

CONVEYS same premises, with other property.

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THE EDWARD ROBERTS MARSH.

There are several questions relative to the title to the marshes opposite the McGown Farm which cannot yet be regarded as settled. In the first place it is disputed whether these marshes originally lay between high and low water mark, so that they were habitually overflowed at ordinary high tide, or whether they were overflowed only at extraordinary tides. In the latter case there would be no question of their not passing under the patents to the inhabitants of Harlem hereinbefore set forth, page 265. Even in the former case, it is claimed that the said patents cover the tideway between high and low water mark, and especially where such tideway consists of a marsh like the one in question. See Gerard on Water Rights, &c., pages 76 to 78, and Hoffman on the Estate and Rights of the Corporation, Volume 1, page 186. Again, if the title to this tideway passed to the patentees of Harlem will a conveyance of the upland pass title to the adjacent marsh, without specifically mentioning it? The case of *McFarlane vs. Kerr*, 10 Bosworth, 249, seems to decide this question in the negative. Thus, in the case of the Ingraham and Rhinelander Tracts, no mention is made of the adjacent marsh in any but the more recent deeds. And it is a significant fact that in almost every instance when these marshes were first conveyed they were conveyed by separate Deed made in consideration of one dollar, and without covenants of title.

But it is claimed that all the marshes in question as far South as Ninety-first Street was conveyed by the patentees of Harlem Jan de La Montagne, and that they have been specifically men-veyed in the deeds in the chain of title from de La Montagne to McGown. But this view is also not without its difficulties. It is mentioned in the Harlem Records, as shown ante page 268, that Jan de La Montagne exchanged his town's lot of meadows for the "meadows in the bend of Hellgat." It is claimed that by this term the marshes in question were designated. The phrase "meadows in the Bay of Hellgate" might also have very well been employed to designate meadows of upland lying along the Bay of Hellgate, and such meadows alone would probably then have been considered sufficient in value to prompt an exchange for a "town's lot of meadow." In the next deed from the widow of De la Montagne to John L. Bogert, such meadows were spoken of as the "meadows belonging to the point," a term which might very well designate upland meadows. In the Deed from the patentees of Harlem to John L. Bogert, his share of the undivided lands the property conveyed was doubtless upland, and yet it is designated by the similar term "land lying in the bought of Hellgate," and is bounded on the North by the "meadows of John L. Bogert." This, combined with the rest of the description, would indicate that the "meadows in the bend of Hellgate" owned by de La Montagne were meadows of upland. In the Deed to Samson Benson, ante page 275, the premises conveyed are described as running "to the drowned meadows or marshes, and thence Northerly and Easterly along the same," thus excluding the marshes by metes and bounds. But the Deed contains, in brackets at the end of the description, the words "including all the right, title and interest of Samson Benson and Susannah, his wife, to the South of the Mill Creek." Now, while this general expression would be sufficient to convey the marsh, if the grantors owned it, yet it might well be insisted that the

careful exclusion of the marsh, in giving the boundaries of the farm was evidence that the grantors did not consider that they owned it, and that so large a tract of land would be more particularly mentioned than by a general clause in a parenthesis. Still, the purchasers under Margaret McGown have held undisputed possession of said marshes, and the titles have been taken by many prominent conveyancers. She conveyed to Edward Sandford the marsh extending from the centre of Ninety-ninth Street to "the marsh or lowland formerly belonging to the estate of Abraham Duryee, deceased, which piece afterwards became vested in Lewis A. Sayre. See title of Sayre marsh, post page 331. Lewis A. Sayre also was the purchaser from the assigns of Daniel P. Ingraham of the marsh lying opposite the Ingraham tract. See ante page 245. The portions of the marsh in question thus conveyed to Sayre, were conveyed by him to Edward Roberts, by the following Deed.

		DEED.
LEWIS A. SAYRE and ELIZA A. H., his wife, and MARY J. HALL, to EDWARD ROBERTS.		Dated — Oct., 1852. Ack. 27 Oct., 1852. Rec. 28 Oct., 1852. 618 Conveyances, 266. Consideration, \$9,000.

CONVEYS all those certain lots and parts of lots of land, situated, lying and being in the Twelfth Ward of the City of New York, and which are bounded as follows: Beginning at the point of intersection of the centre line of Ninety-fifth Street with the Harlem or East River, between the First Avenue and Avenue A; thence running Westerly along the said centre line of Ninety-fifth Street to the Easterly line of the Second Avenue; running thence Southerly, along said Easterly line of the Second Avenue, to the middle line of Ninety-fourth Street; thence Westerly along said middle line of Ninety-fourth Street,

to the line of the upland conveyed by George W. Smith to Charles H. Hall by Deed dated March 10, 1836; thence Southerly along the line of the said upland, and of the upland conveyed by Nathan Sanford to Daniel P. Ingraham by Deed dated April 18th, 1825, to the Southerly line of land conveyed by the said Sanford to the said Ingraham; thence along the said Southerly line of land conveyed by the said Sanford to the said Ingraham (across the meadow or marsh), to the Harlem or East River; thence Northerly along the said river as it now runs to the place of beginning, together with the pre-emption and other rights of the parties of the first part in and to the lands under water in front of said hereby granted premises.

On the theory that Mrs. McGown was the owner of the whole marsh as far south as Ninety-first Street, Edward Roberts obtained the following deeds from her devisees and heirs-at-law in order to vest in him their interest in the marsh south of the portion conveyed to Edward Sandford, as above set forth. Margaret McGown left her surviving her sons Andrew McGown and Samson B. McGown, and her grand daughter Margaret E., wife of Isaac Adriance, her only heirs-at-law. See her will, recorded in Liber 102 Wills, page 193.

DEED.

ANDREW MCGOWN and ELIZA A. his wife, to EDWARD ROBERTS.	}	Dated 16 Dec., 1852.
		Ack. 27 Dec., 1852.
		Rec. 14 July, 1853.
		643 Conveyances, 300. Consideration, \$10.

CONVEYS all the right, title and interest of the said parties of the first part, of, in, and to all the marsh land lying South of the centre line of One Hundred and Third Street, and between the Third Avenue and Harlem River, in said Twelfth Ward of said City of New York.

DEED.

ISAAC ADRIANCE and MARGARET E., *his wife*,
 to
 EDWARD ROBERTS. } Dated 27 Oct., 1852.
 Ack. 28 Oct., 1852.
 Rec. 16 April, 1855.
 689 Conveyances, 119.
 Consideration, \$1.

CONVEYS all their right, title and interest of, in, and to any and all land lying between Ninety-first Street and One Hundred and Ninth Street and the Third Avenue and low-water mark of the Harlem and East Rivers, and pre-emptive and other rights appertaining thereto.

DEED.

SAMSON B. McGOWN and
 AMELIA, *his wife*,
 to
 EDWARD ROBERTS. } Dated 16 Dec., 1852.
 Ack. 7 Dec., 1868.
 Rec. 16 Dec., 1868.
 1073 Conveyances, 566.
 Consideration, \$1,000.

CONVEYS all the marsh or salt meadow and low land, situate, lying and being in the Twelfth Ward of the City of New York, to the East of Third Avenue and South of the centre line of Ninety-ninth Street, the same being particularly bounded and described as follows viz.: Beginning at a point on the East or Harlem River at low-water mark, where the centre line of the said Ninety-ninth Street intersects the same, and running thence westwardly on said centre line to the Easterly line of the Third Avenue; thence Southwardly on said Easterly line of the Third Avenue, to the upland or original high-water mark, and thence along said line of upland or high-water mark as the same runs and turns to the shore or beach between Ninety-third and Ninety-fourth Streets, at low-water mark, and thence along the shore at low-water mark, in a Northerly direction to the point or place of beginning.

Edward Roberts also obtained the following Deed from the executor of Daniel Fanshaw, in whom a portion of the upland between 92d and 93d Streets was vested, as shown ante page 241.

ASA L. SHIPMAN, sole surviving Executor of DANIEL FAN- SHAW, to EDWARD ROBERTS.	DEED. Dated 1 Aug., 1868. Ack. 5 Nov., 1868. Rec. 25 Nov., 1868. 1067 Conveyances, 679. Consideration, \$4,000.
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CONVEYS all that certain lot, piece or parcel of land, situate, and lying and being in the block between the Second and Third Avenues and Ninety Second and Ninety-third Streets in the City of New York, and bounded and described as follows, viz.: commencing at a point on the Northerly side of Ninety-second Street distant five hundred and twenty-five feet Eastwardly of the Easterly side of Third Avenue, running thence Northwardly and parallel with third Avenue, one hundred feet and eight and one-half inches, to the centre line of the block between Ninety-second and Ninety-third Streets; thence Westwardly along said centre line twenty-five feet and six inches, more or less, to the line of the land of Edward Roberts: thence in a Northeastwardly direction, and along the line of the land of Edward Roberts to a point in the Westerly side of Second Avenue, distant thirty-three feet nine inches, more or less, Southwardly from the Southwesterly corner of Second Avenue and Ninety-third Street; thence Southwardly along the Westerly side of Second Avenue, one hundred and thirty-two feet, more or less, to the upland or line of the land now or late belonging to William C. Rhinelander; thence along the line of the land of said Rhinelander in a Southwesterly direction to the northerly side of Ninety second Street, and thence Westwardly along the

Northerly side of Ninety-second Street, to the point or place of beginning. Together with all the right, title and interest of the party of the first part to the marsh or meadow in front of the premises hereby conveyed.

EDWARD ROBERTS <i>to</i> WILLIAM C. RHINELANDER, <i>Executor and Trustee, under the the Will of William Rhine- lander.</i>	DEED. <hr/> <p>Dated 22 May, 1871. Ack. 22 May, 1871. Rec. 16 May, 1873. 1257 Conveyances, 181. Consideration, \$1.</p>
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RECITES that disputes have arisen between the parties relative to the boundary line of their lands; and that party of first part claims to own all of the marsh South of 94th Street; and that party of second part is in possession of certain parts of said marsh, claiming to own the same; and Conveys all that portion of the marsh lying South of the line hereinafter set forth, and agrees that the line dividing the respective estates of the said parties East of the centre line of the Second Avenue is as follows: Commencing at a point distant twenty-five feet Northerly from the Northeasterly corner of Second Avenue and Ninety-second Street; thence running Easterly and parallel with Ninety-second Street one hundred feet; thence Southerly and parallel with Second Avenue twenty-five feet to the line of Ninety-second Street; thence Southerly to the centre line of said Ninety-second Street; thence Easterly along said centre line of Ninety-second Street to a point where the centre lines of Ninety-second Street and First Avenue intersect each other; thence Northerly along the centre line of the said First Avenue to the point where the centre lines of Ninety-third Street and said First Avenue intersect each other; thence Easterly along the centre line of Ninety-third Street two hundred feet; thence

Northerly and parallel with the First Avenue to the centre line of the block between Ninety-third and Ninety-fourth Streets; thence Easterly along said centre line seventy-two feet to the line of the upland of the party of the second part; thence Easterly along the line of said upland to the point where the Northerly line of the water grant heretofore obtained by the party of the second part from the Mayor, Aldermen and Commonalty of the City of New York intersects the line of the said upland, the said point being distant from the Southerly side of Ninety-fourth Street sixty-seven feet and three inches. The said water grant being recorded in the Office of the Register of the City and County of New York, in Liber 1063 of Conveyances, page 286.

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THE LEWIS A. SAYRE MARSH.

This is part of the marshes lying opposite to the farm vested in Margaret McGown. For remarks on title of these marshes see ante page 323. The Sayre marsh was conveyed by Mrs. McGown by two deeds, one conveying the portion South of 99th Street, and the other the portion North of that Street.

PORTION SOUTH OF 99TH STREET.

DEED.

MARGARET MCGOWN
to
EDWARD SANFORD.

Dated 30 Jan., 1835.
Proved 31 Jan., 1835.
Rec. 4 Feb., 1835.
320 Conveyances, 486.
Consideration, \$1.

CONVEYS, with other property, all that certain other piece or parcel of marsh or lowland, situate, lying and being at Harlaem, in the City and Ward aforesaid, and bounded as follows, that is to say: Westerly by the Third Avenue, Easterly by the Harlaem River; Northerly, on one side, by a line drawn through the centre of Ninety-ninth Street, as the same is laid down on said Commissioners' Map of the City of New York; and Southerly partly by upland this day conveyed by the of the first part to the said party hereto of the second part, and partly by marsh or lowland formerly belonging to the estate of Abraham Duryee, deceased.

DEED.

EDWARD SANDFORD,
to
CHARLES HENRY HALL.

Dated 10 Oct., 1835.
Ack. 16 Oct., 1835.
Rec. 17 Oct., 1835.
339 Conveyances, 617.
Consideration, \$1.

CONVEYS same premises by same description.

NEW YORK SUPERIOR COURT.

THE PRESIDENT, DIRECTORS,
and Company of the Mechanics
Bank, in the City of New York,
vs.
CHARLES HENRY HALL.

1839—January 21. Judgment for \$4,611.40 docketed.

The premises vested in Charles Henry Hall, were sold under an execution issued by virtue of the above judgment, as hereinafter set forth. The following Deeds and Mortgages were made by said Hall after the docketing of the above judgment. They have been set out in full though the interests conveyed thereby have been cut off by the sale under said execution.

DEED.

CHARLES HENRY HALL and
SARAH, *his wife*,
to
JOHN HARRIS.

Dated 20 March, 1839.
Ack. 22 March, 1839.
Rec. 28 March, 1839.
394 Conveyances, 448.
Consideration, \$10,000.

CONVEYS all those two certain blocks of land; situate, lying

and being in the Twelfth Ward of the City of New York, Bounded and described as follows, viz.: one block bounded Westerly by the centre of the Second Avenue, Easterly by the centre of the First Avenue, Northerly by the centre of Ninety-ninth Street, and Southerly by the centre of Ninety-eighth Street. Also one block, bounded Westerly by the centre of the Second Avenue, Northerly by the centre of Ninety-eighth Street, Southerly by the centre of Ninety-seventh Street, and Easterly by the Harlem River. Together with all the rights and privileges of the said parties of the first part to the water and land covered with water in front of said last-mentioned block of land.

DEED.

JOHN HARRIS and ANN, <i>his wife,</i> <i>to</i> RICHARD M. BOLLES.	Dated 20 Feb., 1840. Ack. 3 March, 1840. Rec. 3 March, 1840. 403 Conveyances, 386. Consideration, \$4,000.
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CONVEYS same premises by same description.

DEED.

CHARLES HENRY HALL and SARAH, <i>his wife,</i> <i>to</i> JOHN HARRIS.	Dated 18 Feb., 1839. Ack. 22 March, 1839. Rec. 28 March, 1839. 394 Conveyances, 446. Consideration, \$25,000.
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CONVEYS all those certain one hundred and twenty lots, contained in two and one-half blocks of land, situate, lying and being in the Twelfth Ward of the City of New York, bounded and described as follows, vizt.: One block bounded Westerly by the Easterly side of the Third Avenue, and Easterly by the centre of the Second Avenue; Northerly by the centre of Ninety-eighth Street; Southerly by the centre of Ninety-seventh Street. One block bounded Westerly by the Easterly side of

the Third Avenue; Easterly by the centre of the Second Avenue; Northerly by the centre of Ninety-sixth Street, and Southerly by the centre of Ninety-fifth Street. And also the one half block bounded Westerly by the Easterly side of the Third Avenue, Easterly by the centre of the Second Avenue, Northerly by the centre of Ninety-fifth Street, and Southerly by the centre line of the block between said Ninety-fifth and Ninety-fourth Streets.

JOHN HARRIS and ANN, his <i>wife,</i> <i>to</i> CHARLES OAKLEY, <i>President of</i> <i>the Washington Bank, in the</i> <i>City of New York.</i>	MORTGAGE. <hr/> To Secure \$20,000. Dated 27 May, 1839. Ack. 27 May, 1839. Rec. 26 June, 1839. 235 Mortgages, 106.
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COVERS the two blocks described in previous Deed between 95th and 96th Streets, and between 97th and 98th Streets.

The said mortgage was assigned to The Farmers Loan and Trust Company by assignment dated 2 November, 1841, and recorded in 250 Mortgages, 248.

CHARLES HENRY HALL and <i>SARAH, his wife,</i> <i>to</i> CHARLES OAKLEY, <i>President of</i> <i>the Washington Bank.</i>	MORTGAGE. <hr/> To secure \$20,000. Dated 5 April, 1839. Ack. 6 April, 1839. Rec. 16 April, 1839. 231 Mortgages, 328.
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COVERS all that certain block of ground, situate, lying and being in the Twelfth Ward of the City of New York, bounded as follows, that is to say: Northerly by a line drawn through the centre of Ninety-seventh Street, as the same is laid down on the Commissioners' Map of the City of New York; Southerly

by a line drawn through the centre of Ninety-sixth Street, as the same is laid down on said map; Easterly by the Second Avenue, and Westerly by the Third Avenue. And also all that certain other block of ground, situate, lying and being in the Ward and City aforesaid, bounded as follows, that is to say: Northerly by a line drawn through the centre of Ninety-ninth Street, as the same is laid down on the Commissioners' Map of the City of New York; Southerly by a line drawn through the centre of Ninety-eighth Street, as the same is laid down on the said map; Easterly by the Second Avenue, and Westerly by the Third Avenue.

		ASSIGNMENT.
CHARLES HENRY HALL and		
SARAH, <i>his wife,</i>		Dated 8 Nov., 1839.
to		Ack. 21 Nov., 1839.
DAVID P. HALL and CHARLES		Rec. 22 Nov., 1839.
MULLETT HALL.		402 Conveyances, 212. Consideration, \$1.

CONVEYS all and singular the real estate and chattels real of and belonging to the said Charles Henry Hall of whatsoever nature, kind and description, and wheresoever situate and being.

In trust to sell and pay all debts of said Charles Henry Hall, and return surplus, if any, to him.

ASSIGNMENT.

CHARLES HENRY HALL,		Dated 28 April, 1841.
to		Ack. 18 Nov., 1842.
AMBROSE MERCER, <i>Receiver.</i>		Rec. 24 Nov., 1842. 432 Conveyances, 86. Consideration, \$1.

CONVEYS all estate, real and personal, to be held as Receiver, subject to the order and control of the Court of Chancery.

Under the execution issued under the judgment in favor of the Mechanics Bank above set forth, the premises which were

conveyed to Hall by Edward Sanford by Deed recorded in 339 Conveyances, 617, ante page 332, were sold to George Haws for \$45. See certificate of sale filed in the County Clerk's office on 23 November, 1841, and recorded in the Register's office, in Liber 465 Conveyances, page 270. The said George Haws, by assignment dated 18 October, 1843, and recorded in the Register's office, in Liber 465 Conveyances, page 270, assigned said certificate of sale to Isaac Adriance. The said Isaac Adriance was also the assignee of two other judgments recovered in the Superior Court against the said Charles Henry Hall, one for \$3,066.86, in favor of Benjamin L. Benson, and docketed on 14 March, 1839, and the other for \$4,592.75, in favor of William Molenaor, and docketed on 14 March, 1839. As such assignee he redeemed the premises from the sale to George Haws, and obtained the following Deed:

DEED.

JACOB ACKER, *Sheriff,*
to
ISAAC ADRIANCE.

Dated 22 April, 1842.
Ack. 29 July, 1845.
Rec. 31 July, 1845.
465 Conveyances, 271.
Consideration, \$45.

CONVEYS the same premises as the Deed to Hall, above set forth, recorded in Liber 339 Conveyances, page 617.

PORTION NORTH OF 99th STREET.

DEED.

MARGARET McGOWN
to
SAMSON BENSON McGOWN.

Dated 1 Jan., 1834.
Ack. 16 June, 1834.
Rec. 20 June, 1834.
316 Conveyances, 70.
Consideration, \$1.

CONVEYS all those certain blocks, pieces or parcel of marsh

or meadow, situate in the Twelfth Ward of the City of New York. Bounded as follows: West by the Third Avenue, North by One Hundred and Third Street, South by the middle of Ninety-ninth Street and by Harlem River, being fourteen blocks and parts of blocks, as laid out on the map of the County of New York.

DEED.

SAMSON BENSON McGOWN and
CAROLINE, *his wife*,
to
CHARLES HENRY HALL. } Dated 14 June, 1834.
 } Ack. 17 & 18 June, 1834.
 } Rec. 20 June, 1834.
 } 316 Conveyances, 71.
 } Consideration, \$2,500.

CONVEYS same premises by same description.

The portions of the above property lying west of Second Avenue were mortgaged by Charles Henry Hall previous to the docketing of the judgment hereinbefore mentioned which mortgages were afterwards foreclosed, see ante page 313. The said premises were sold under the said judgment in favor of the Mechanics Bank, set forth ante page 332, to George Haws, for \$16. See certificate of sale filed in the County Clerk's office on 23 November, 1841, and recorded in the Register's office, in Liber 465 Conveyances, page 259. The said George Haws, by assignment dated 18 October, 1843, and recorded in Liber 465 Conveyances, 260, assigned said certificate of sale to Isaac Adriance. The said Isaac Adriance was also the assignee of two other judgments recovered in the Superior Court against the said Charles Henry Hall, one for \$3,066.86 in favor of Benjamin L. Benson, and docketed on 14 March, 1839, and the other for \$4,592.75, in favor of William Molenaor, and docketed 14 March, 1839. As such assignee he redeemed the premises from the sale to George Haws, and obtained the following Deed:

DEED.

JACOB ACKER, <i>Sheriff,</i>	Dated 22 April, 1842.
to	Ack. 29 July, 1845.
ISAAC ADRIANCE.	Rec. 31 July, 1845.
	465 Conveyances, 260.
	Consideration, \$16.

CONVEYS same premises as the preceding deed.

Previous to last Deed, Charles Henry Hall had made a general assignment, dated 8 November, 1839, to David P. Hall and Charles Mullett Hall, which is recorded in Liber 402 Conveyances, page 212, and also a further assignment, dated 28 April, 1841, to Ambrose Mercer, receiver, and recorded in Liber 432 Conveyances, page 86, neither of which are important to be here set forth, as they were made subsequent to the docketing of the said judgment in favor of the Mechanics Bank, and were cut off by the sale thereunder.

Thus all the marsh in question had been conveyed to Isaac Adriance. He held also a conveyance from the assigns of David P. Ingraham of the marsh opposite that tract. See ante page 245.

DEED.

ISAAC ADRIANCE and MAR-	Dated 19 Oct., 1852.
GARET E., <i>his wife,</i>	Ack. 22 Oct., 1852.
to	Rec. 27 Oct., 1852.
LEWIS A. SAYRE.	612 Conveyances, 592.
	Consideration, \$19,500.

CONVEYS all that certain piece or parcel of land, situate, lying and being in the Twelfth Ward of the City of New York, and butted and bounded as follows: Beginning at the point of intersection of the middle line of One Hundred and Third

Street, and the low-water mark of East or Harlem River, thence running along the centre of One Hundred and Third Street West at the point of intersection of One Hundred and Third Street and the middle line of the Second Avenue; thence South, along the line of the middle of the Second Avenue to the point of intersection of the said middle line of the Second Avenue, with the middle line of Ninety-ninth Street; thence Westerly, along the middle line of Ninety-ninth Street to the Third Avenue; thence Southerly, along the Third Avenue, to the line of the upland; thence along the line of the upland to the Southerly line of the land conveyed to David P. Ingraham by Nathan Sanford; thence along the said Southerly line to the low-water mark of East or Harlem River; thence, Northerly, along the low-water line of East or Harlem River, as it now runs, the several courses and distances thereof, to the place of beginning, with all the water rights and pre-emption rights appertaining thereto.

We shall trace title to those portions of the marsh which lay opposite the water grants shown on map, ante page 265. Eliza A. H. Sayre and Mary J. Hall, who join in the deeds with Lewis A. Sayre, were the daughters and heirs-at-law of Charles Henry Hall.

95th TO 96th STREET, EAST OF SECOND AVENUE.

LEWIS A. SAVRE and ELIZA A. <i>H., his wife,</i> MARY J. HALL, to JOSHUA TOMLINSON and CHALKLEY J. WILLS.	DEED. <hr/> Dated 27 Oct., 1852. Ack. 27 Oct. 1852. Rec. 27 Oct., 1852. 612 Conveyances, 576. Consideration, \$5,200.
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CONVEYS all those certain lots and parts of lots, situate, lying

and being in the Twelfth Ward of the City of New York, and butted and bounded as follows: Beginning at the point of intersection of the middle line of Ninety-fifth Street with the East or Harlem River, as laid down on Randall's Map No. 10; thence running along the said East or Harlem River, as laid down on said map, to the middle of Ninety-sixth Street; thence along the middle of Ninety-sixth Street to the Easterly side of the Second Avenue; thence along the Easterly side of the Second Avenue to the middle line of Ninety-fifth Street; thence along said middle line to the place of beginning; together with all the pre-emption and other rights of the parties of the first part, to the lands under water lying in front of the hereby conveyed premises.

DEED.

JOSHUA TOMLINSON and SARAH E., his wife,	Dated 9 Jan., 1857. Ack. 9 Jan., 1857. Rec. 9 Jan., 1857.
to	
CHALKLEY J. WILLS.	718 Conveyances, 533. Consideration, \$1. Re-rec., 29 Jan., 1868. 1043 Convey's, 110.

CONVEYS all their right, title and interest of, in, and to the southerly half of the same premises conveyed by previous Deed.

DEED.

CHALKLEY J. WILLS and ANN D., his wife,	Dated 26 Dec., 1867. Ack. 13 Jan., 1868. Rec. 29 Jan., 1868.
to	
THOMAS IRWIN and JOHN NESBIT.	1043 Conveyances, 115. Consideration, \$8,000.

CONVEYS same premises as previous Deed.

DEED.

CHALKLEY J. WILLS and ANN
D., his wife,
to
JOSHUA TOMLINSON. } Dated 9 Jan., 1857.
Ack. 9 Jan., 1857.
Rec. 9 Jan., 1857.
718 Conveyances, 530.
Consideration, \$1.

CONVEYS all their right, title and interest of, in, and to the
Northerly half of premises conveyed in Liber 612 Conveyances,
page 576, above set forth.

DEED.

JOSHUA TOMLINSON and SARAH
E., his wife,
to
THOMAS IRWIN and JOHN
NESBIT. } Dated 26 Dec., 1867.
Ack. 11 Jan., 1868.
Rec. 29 Jan., 1868.
1043 Conveyances, 113.
Consideration, \$8,000.

CONVEYS same premises as previous Deed.

THOMAS IRWIN and JANE, his
wife, JOHN NESBIT and SARAH
ANN, his wife,
to
JOHN MURPHY. } DEED.
Dated 26 Dec., 1867.
Ack. 8 Jan., 1868.
Rec. 29 Jan., 1868.
1043 Conveyances, 112.
Considerat'n, \$1,666.67.

CONVEYS all the one equal undivided third part of, in, and to
the premises vested in Irwin and Nesbit, by the two preceding
Deeds to them.

<p>JOHN MURPHY and PHEBE A., <i>his wife,</i> JOHN NESBIT and SARAH ANN, <i>his wife,</i> THOMAS IRWIN and JEMIMA JANE, <i>his</i> <i>wife,</i></p> <p style="text-align: center;">to</p> <p>JACOB VOORHIS, JR.,</p>	DEED. Dated 2 March, 1869. Ack. 3 March, 1869. Rec. 4 March, 1869. 1101 Conveyances, 227. Consideration, \$40,000.
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CONVEYS all the same premises as previous Deed, subject to two mortgages, one recorded in 832 Mortgages, 572, and the other recorded in 832 Mortgages, page 575, both since discharged of record.

<p><i>The Mayor, Aldermen and Com-</i> <i>monalty of the City of New</i> <i>York,</i></p> <p style="text-align: center;">to</p> <p>JACOB VOORHIS, JR.</p>	DEED. Dated 23 March, 1870. Ack. 23 March, 1870. Rec. 19 April, 1870. 1133 Conveyances, 319. Considerat'n, \$2,014.16.
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CONVEYS all that certain piece or parcel of land or land under water, in the City of New York, bounded and described as follows: Beginning at the intersection of the centre line of Ninety-fifth Street with the line of the high-water of the East River, running thence Easterly along said centre line of Ninety-fifth Street and the continuation thereof, to the exterior or bulkhead line of the City of New York as now established by law; thence Northerly, along said exterior or bulkhead line to the intersection thereof with the continuation of the centre line of Ninety-sixth Street; thence Westerly, along the said centre line of Ninety-sixth Street and the continuation thereof to the intersection of said centre line with the line of

high-water of said East River; thence along the said high-water line, as the same winds and turns in a general southerly direction, along upland belonging to the said Jacob Voorhis, Jr., to the intersection thereof with the centre line of Ninety-fifth Street at the point of beginning.

JACOB VOORHIS, JR., and RACHEL T., his wife,

to

JOHN L. BROWN, as President of
the New York Street Cleaning
Association, a Joint Stock Com-
pany.

DEED.

Dated 9 Dec., 1870.
Ack. 9 Dec., 1870.
Rec. 13 Dec., 1870.
1140 Conveyances, 646.
Consideration, \$276,500.

RECITES that the premises conveyed are necessary for the transaction of its business, and Conveys, with other property, the premises vested in Jacob Voorhis, Junior, by the two preceding Deeds.

SOUTH SIDE 97TH STREET FROM SECOND AVENUE
TO RIVER.

DEED.

LEWIS A. SAYRE and ELIZA A.
H., his wife, and MARY J. HALL

to

EDWARD ROBERTS.

Dated 27 Oct., 1852.
Ack., 27 Oct., 1852.
Rec. 28 Oct., 1852.
618 Conveyances, 263.
Consideration, \$4,400.

CONVEYS all those certain lots and parts of lots of land, situated, lying and being in the Twelfth Ward of the City of New York. The first parcel of which begins at the point of intersection of the centre line of the block between Ninety-sixth and

Ninety-seventh Streets with the line of the Harlem or East River, as laid down on Randall's Map No. 10, at or near the First Avenue; thence Northerly, along the said Harlem or East River, as laid down on said map, to the middle line of Ninety-seventh Street; thence Westerly, along said middle line of Ninety-seventh Street to the Easterly side of the Second Avenue; thence Southerly, along the Easterly side of the Second Avenue to the said centre line of the block between Ninety-sixth and Ninety-seventh Streets; thence Easterly, along said centre line of the block between Ninety Sixth and Ninety-seventh Streets to the place of beginning. The second parcel of which begins at the point of intersection of the centre line of the block between Ninety-sixth and Ninety-seventh Streets with the Westerly side of the Second Avenue; thence Westerly along said centre of said block to the line of the upland conveyed to Charles H. Hall by Edward Sandford, by Deed dated October 10, 1835; thence Northerly, along the line of said upland, to the centre line of Ninety-seventh Street; thence easterly, along the said centre line of Ninety-seventh Street to the said Westerly side of the Second Avenue; thence southerly, along the said Westerly side of the Second Avenue to the place of beginning. Together with all the pre-emption and other rights of the parties hereto of the first part, to the lands lying under water in front of the hereby granted premises.

DEED.

EDWARD ROBERTS and IRENE

B., his wife,

to

LUCIEN D. COMAN.

Dated 15 Sept., 1860.
Ack. 28 Nov., 1860.
Rec. 23 Feb., 1861.
832 Conveyances, 406.
Consideration, \$13,500.

CONVEYS all those certain lots of land situated in the Twelfth Ward of the City of New York, which taken together are bounded and described as follows: Beginning at the point of

intersection of the Easterly side of Second Avenue with the Southerly line of Ninety-seventh Street and running thence along said Southerly line in an Easterly direction about six hundred and fifty feet to the line or shore of Harlaem River at or near the Westerly side of First Avenue; thence Southwardly along said Shore or Avenue one hundred feet nine inches, more or less, to the centre line of the block between Ninety-seventh and Ninety-sixth Streets; thence Westwardly along the centre of the block about six hundred and fifty feet to the Easterly side of the Second Avenue, and thence Northwardly along the said Easterly side of the Second Avenue one hundred feet nine inches, more or less, to the place of beginning, together with the pre-emption right of the parties of the first part to the lands under water in front of said lots extending Eastwardly the same width to the water line, or pier line, established by the State Harbor Commissioners.

LUCIEN D. COMAN and MARGARET J., <i>his wife,</i>	DEED.
to	
D. RANDOLPH MARTIN, <i>as President of the Ocean Bank of the City of New York.</i>	Dated 25 March, 1862. Ack. 26 March, 1862. Rec. 18 June, 1862. 855 Conveyances, 329. Consideration, \$10,000.

CONVEYS same premises.

D. RANDOLPH MARTIN, <i>as President of the Ocean Bank of the City of New York,</i>	DEED.
to	
RICHARD W. HURLBUT.	Dated 28 Feb., 1866. Ack. 6 Mar., 1866. Rec. 7 Aug., 1866. 991 Conveyances, 15. Consideration, \$7,785.85

CONVEYS same premises.

Subject to Mortgage recorded in Liber 642 of Mortgages, page 572, since discharged of record.

Lucien D. Coman died intestate on 21 January, 1866, leaving him surviving Margaret J. Coman, his widow, and Florence Coman, and Lucien D. Coman, his only children and heirs-at-law.

NEW YORK SUPREME COURT.

RICHARD W. HURLBUT,
Plaintiff,

vs.

MARGARET J. COMAN and JOHN
A. LIVINGSTON, *Administrator,*
and MARGARET J. COMAN,
Administratrix, &c., of LUCIEN
D. COMAN, *deceased,* FLOR-
ENCE COMAN, and LUCIEN
D. COMAN, *Defendants.*

1866—September 5. Complaint filed, setting forth that the above Deed to the Ocean Bank was intended as a Mortgage to secure certain advances, and that the Deed to Plaintiff was intended as an assignment of that Mortgage, the indebtedness having been transferred to him.

September 12. All of said defendants, except John A. Livingston, served with Summons.

October 29. Edward Gebhard appointed Guardian *ad litem* of Florence and Lucien D. Coman on petition of their mother.

October 29. Edward Gebhard appears for all the defendants.

- 1866—October 30. Answers of infant defendants filed.
 October 30. Answers of Margaret J. Coman and John A. Livingston filed.
 October 31. Order of reference to Edward S. Lawson.
 March 3. Referee's report filed.
 March 9. Judgment of foreclosure and sale entered.
 1867—April 4. Report of sale filed.

DEED.

ST. CLAIR SMITH, <i>Referee,</i> <i>to</i> RICHARD W. HURLBUT.	Dated 2 Jan., 1867. Ack. 3 Jan., 1867. Rec. 3 Jan., 1867. 985 Conveyances, 639. Consideration, \$6,045.
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CONVEYS same premises by same description.

DEED.

RICHARD W. HURLBUT <i>to</i> EDWARD ROBERTS.	Dated 28 Dec., 1867. Ack. 2 Jan., 1868. Rec. 17 July, 1868. 1,061 Conveyances, 411. Consideration, \$8,000.
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CONVEYS same premises by same description.

DEED.

EDWARD ROBERTS <i>and</i> IRENE <i>B., his wife,</i> <i>to</i> WILLIAM LALOR.	Dated 12 June, 1868. Ack. 23 June, 1868. Rec. 30 Dec., 1868. 1,076 Conveyances, 562. Consideration, \$15,000.
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CONVEYS same premises by same description.

NORTH SIDE 97TH STREET FROM THIRD AVENUE TO
RIVER.

LEWIS A. SAYRE and ELIZA A. H. <i>his wife, and MARY J. HALL,</i> to CHARLES ROBERTS and RICHARD S. ROBERTS.	DEED. Dated 27 Oct., 1852. Ack. 27 Oct., 1852. Rec. 9 April, 1853. 636 Conveyances, 59. Consideration, \$4,900.
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CONVEYS those lots and parts of lots situate, lying and being in the Twelfth Ward of the City of New York, and the first parcel of which is bounded as follows: Beginning at the point of intersection of the Harlem River, as laid down on Randall's Map, with the centre line of the block between Ninety-seventh and Ninety-eighth Streets; thence Westerly along said centre line to the East side of the Second Avenue; thence Southerly along the Easterly side of the Second Avenue to the centre of Ninety-seventh Street; thence Easterly along the centre of Ninety-Seventh street to the East or Harlem River as laid down in said map; thence along the said River, as laid down in said map, to the place of beginning. The second parcel is bounded as follows: Beginning at the point of intersection of the centre line between Ninety-seventh and Ninety-eighth Streets with the Westerly side of the Second Avenue; thence running Westerly along the said centre line of the block to the Easterly side of the Third Avenue; thence Southerly along the Easterly side of the Third Avenue to the centre of Ninety-seventh Street; thence along the middle of Ninety-seventh Street to the Westerly side of the Second Avenue; thence along the Westerly side of the Second Avenue to the place of beginning. Together with all the pre-emptive and other rights of the parties of the first part of and to the lands under water lying in front of the hereby granted premises.

DEED.

CHARLES ROBERTS and EMMA
C., his wife,
to
 EDWARD ROBERTS.

Dated 22 Oct., 1855.
 Ack. 1 Nov., 1855.
 Rec. 1 Feb., 1856.
 703 Conveyances, 97.
 Consideration, \$1.

CONVEYS his half-part of same premises.

EDWARD ROBERTS and IRENE
B., his wife, and RICHARD S.
 ROBERTS and CAROLINE A.,
his wife,
to
 D. R. MARTIN, *President of the*
Ocean Bank in the City of New
York.

DEED.

Dated 1 Aug., 1863.
 Ack. 13 Oct., 1863.
 Rec. 22 Dec., 1863.
 891 Conveyances, 237.
 Consideration, \$13,000.

CONVEYS all of said premises East of Second Avenue.
 Subject to a Mortgage recorded in Liber 626 Mortgages,
 page 479, since discharged of record.

THE OCEAN NATIONAL BANK,
of the City of New York, and
 D. RANDOLPH MARTIN, *as its*
President,
to
 WALTER CHESTER.

DEED.

Dated 16 May, 1868.
 Ack. 24 June, 1868.
 Rec. 25 June, 1868.
 1061 Conveyances, 296.
 Consideration, \$12,000.

CONVEYS same premises as previous Deed.

DEED.

WALTER CHESTER and HENRI- ETTA L., <i>his wife,</i> <i>to</i> WILLIAM LALOR.	Dated 18 June, 1868. Ack. 25 June, 1868. Rec. 25 June, 1868. 1061 Conveyances, 294. Consideration, \$14,250.
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CONVEYS same premises as previous Deed.

SOUTH SIDE 98th STREET, FROM THIRD AVENUE
TO RIVER.

LEWIS A. SAYRE and ELIZA A. H. <i>his wife, and</i> MARY J. HALL, <i>to</i> CHANDLER L. INGERSOLL.	DEED. Dated 27 Oct., 1852. Ack. 27 Oct., 1852. Rec. 28 Oct., 1852. 618 Conveyances, 211. Consideration, \$4,900.
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CONVEYS all those certain lots and parts of lots, situate, lying and being in the Twelfth Ward of the City of New York, the first parcel of which is bounded as follows: Beginning at the point of intersection of the middle line of the block, between Ninety-seventh and Ninety-eighth Streets with the East or Harlem River, as laid down on Randall's Map No. — ; thence running Westerly along said centre line to the Easterly side of the Second Avenue ; thence along the Easterly side of the Second Avenue to the middle of Ninety-eighth Street ; thence along the middle of Ninety-eighth Street to the East or Harlem River, as laid down on said map ; thence along the East or Harlem River, as laid down on said map, to the place of beginning. The second parcel of which is bounded as follows: Beginning at the point of intersection of the centre line between Ninety-seventh and Ninety-eighth Streets with the Westerly side of

the Second Avenue; thence along the said centre line to the Easterly side of the Third Avenue, thence along the Easterly side of the Third Avenue to the centre of Ninety-eighth Street, thence along the middle of Ninety-eighth Street to the Westerly line of the Second Avenue, thence along said Westerly line to the place of beginning; with the pre-emptive and other rights of the parties of the first part in and to the lands under water in front of said hereby granted premises.

MORTGAGE.

CHANDLER L. INGERSOLL <i>to</i> LEWIS A. SAYRE.	To secure \$2,450. Dated 27 Oct., 1852. Ack. 27 Oct., 1852. Rec. 28 Oct., 1852. 415 Mortgages, 544.
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COVERS same premises.

ASSIGNMENT.

LEWIS A. SAYRE <i>to</i> EDWARD ROBERTS.	Dated 27 Oct. 1852. Ack. 28 Oct., 1852. Rec. 28 Oct., 1852. 415 Mortgages, 551. Consideration, \$2,450.
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ASSIGNS above Mortgage.

ASSIGNMENT.

EDWARD ROBERTS <i>to</i> THOMAS CRANE.	Dated 1 May, 1854. Ack. 13 June, 1854. Rec. 26 June, 1854. 474 Mortgages, 54. Consideration, \$2,450.
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ASSIGNS above Mortgage.

Chandler L. Ingersoll, by agreement dated 28 October, 1856, and recorded in Liber 728 Conveyances, page 677, agreed to sell said premises to Edward Roberts. This agreement was canceled by instrument dated 8 August, 1862, and recorded in Liber 862 Conveyances, 180.

N. Y. SUPREME COURT.

THOMAS CRANE, *Plaintiff,*

vs.

CHANDLER L. INGERSOLL,
LOUISA ANN INGERSOLL,
his wife, and EDWARD
ROBERTS, *Defendants.*

1861—October 30. Complaint filed.

October 30. Edward Roberts served with summons.

October 30. John H. Platt appears for Ingersoll and wife.

1862—January 20. Order of reference to compute, on affidavit of no answer.

January 23. Referee reports \$2,574.81 due.

February 5. Judgment of foreclosure and sale entered.

October 2. Sheriff's report of sale filed. Sets forth sale of the four lots on Southeast corner of Third Avenue and 98th Street, and also four lots on South side of 98th Street, about 200 feet East of Third Avenue. Said premises sold for \$2,965, enough to satisfy the judgment in the above action.

	DEED.
CHANDLER L. INGERSOLL and LOUISA ANN, <i>his wife,</i> <i>to</i>	Dated 10, July, 1862. Ack. 10 July, 1862. Rec. 11 July, 1862. 852 Conveyances, 603. Consideration, \$700.
JOHN PRITCHARD and LUMAN B. WING.	

CONVEYS seven lots on South side of 98th Street, beginning 375 feet East of Second Avenue, and running East 175 feet.

	DEED.
CHANDLER L. INGERSOLL and LOUISA ANN, <i>his wife,</i> <i>to</i>	Dated 10 July, 1862. Ack. 30 Sept., 1862. Rec. 2 Oct., 1862. 863 Conveyances, 173. Consideration, \$1,800.
JOHN PRITCHARD and LUMAN B. WING.	

CONVEYS the four lots on Southwest corner of First Avenue and 98th Street, with the pre-emptive and other rights to land under water in front of said premises.

DEED.

JOHN PRITCHARD and JANE, <i>his wife,</i> <i>to</i> LUMAN B. WING.	Dated 29 April, 1863. Ack. 29 April, 1863. Rec. 2 May, 1863. 875 Conveyances, 365. Consideration, \$1.
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CONVEYS his undivided half of premises conveyed by two preceding Deeds.

DEED.

LUMAN B. WING and CHARLOTTE S., <i>his wife,</i> <i>to</i> WILLIAM LALOR.	Dated 21 Jan., 1869. Ack. 21 Jan., 1869. Rec. 22 Jan., 1869. 1090 Conveyances, 136. Consideration, \$15,000.
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CONVEYS all of the same premises as preceding Deed.

MORTGAGE.

WILLIAM LALOR to LUMAN B. WING.	To secure \$7,500. Dated 21 Jan., 1869. Ack. 22 Jan., 1869. Rec. 22 Jan., 1869. 896 Mortgages, 59.
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COVERS same premises.

The above mortgage was assigned to the Southold Savings Bank. See 896 Mortgages, 115.

DEED.

WILLIAM LALOR and ELIZA- BETH A., his wife, to JACOB VOORHIS, JR.	Dated 30 April, 1870. Ack. 30 April, 1870. Rec. 30 April, 1870. 1,143 Conveyances, 307. Consideration, \$110,000.
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CONVEYS the premises extending from 98th Street to the middle line between 96th and 97th Streets which were vested in Lalor, as above shown.

Subject to 889 Mortgages, page 212, since discharged of record.

<i>The Mayor, Aldermen and Com- monalty of the City of New York,</i> to JACOB VOORHIS, JR.	DEED. Dated 9 Dec., 1870. Proved 9 Dec., 1870. Rec. 13 Dec., 1870. 1,140 Conveyances, 650. Consideration, \$3,027.50.
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CONVEYS all that certain lot, piece or parcel of land and land covered by water in the East or Harlem River which is bounded and described as follows, viz: Commencing at the point of intersection of the centre line of Ninety-eighth Street with the original line of highwater mark of said Harlem or East River;

thence running Easterly along said centre line to the exterior line of the City of New York, as now fixed by law; thence Southerly along said exterior line to the intersection of said line with the centre line of the block, between Ninety-sixth and Ninety-seventh Streets; thence Westerly along said centre line to the intersection thereof with the said line of original high water mark; thence along said original high water line as the same winds and turns along upland belonging to said party of the second part in a general Northerly direction to the point or place of beginning.

JACOB VOORHIS, JR., and RACHEL T., his wife,

to

JOHN L. BROWN, as President
of the New York Street Cleaning Association, a Joint Stock Company.

DEED.

Dated 9 Dec., 1870.
Ack. 9 Dec., 1870.
Rec. 13 Dec., 1870.
1140 Conveyances, 646.
Consideration, \$276,500.

CONVEYS, with other property, the same premises as the two preceding Deeds.

100TH TO 101ST STREET, EAST OF SECOND AVENUE.

LEWIS A. SAYRE and ELIZA A.

H., his wife, and MARY J.
HALL,

to

WELCOME V. R. ARNOLD.

DEED.

Dated — Oct., 1852.
Ack. 27 Oct., 1852.
Rec. 27 Oct., 1852.
612 Conveyances, 582.
Consideration, \$9,700.

CONVEYS all those certain lots or parcels of land situate,

lying and being in the Twelfth Ward of the City of New York, and butted and bounded as follows: Beginning at the point of intersection of the middle of One Hundred and First Street with the Easterly side of the Second Avenue; thence running along the said middle line of One Hundred and First Street and crossing First Avenue and a portion of Avenue A to the Harlem River, as laid down on Randall's Map No. —; thence running along the said Harlem River, as laid down on the said map, to the line of the middle of One Hundredth Street; thence Westerly along the said middle line of One Hundredth Street to the point of intersection of the said middle line of One Hundredth Street with the Easterly line of the Second Avenue; thence along the said Easterly line of the Second Avenue to the place of beginning, with the pre-emptive and other rights of the parties of the first part in and to the lands under water in front of said hereby granted premises.

DEED.

WELCOME V. R. ARNOLD and <i>LAVINIA, his wife,</i> <i>to</i> ALFRED P. ARNOLD.	Dated 1 June, 1868. Ack. 2 July, 1868. Rec. 13 July, 1868. 1069 Conveyances, 149. Consideration, \$19,000.
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CONVEYS an undivided half of same premises.

WELCOME V. R. ARNOLD and <i>LAVINIA, his wife, and AL-</i> <i>FRED P. ARNOLD.</i> <i>to</i> JOHN L. BROWN, JR.	DEED. Dated 20 Sept., 1870. Ack. 4 & 6 Oct., 1870. Rec. 6 Oct., 1870. 1140 Conveyances, 550. Consideration, \$100,000.
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CONVEYS same premises.

JOHN L. BROWN, JR., and JULIA
F., his wife,

to

JOHN L. BROWN, SR., as Presi-
dent of the New York Street
Cleaning Association, a Joint
Stock Company.

DEED.

Dated 23 March, 1871.
Ack. 23 March, 1871.
Rec. 13 April, 1871.
1167 Conveyances, 355
Considerat'n, \$120,000.

CONVEYS same premises.

The Mayor, Aldermen and Com-
monalty of the City of New
York,
to
JOHN L. BROWN, JR.

DEED.

Dated 16 March, 1871.
Proved 16 March, 1871.
Rec. 20 March, 1871.
1183 Conveyances, 72.
Considerat'n, \$1,009.16.

CONVEYS all that certain lot, piece or parcel of land and land under water, situate in said City of New York, and bounded and described as follows: Beginning at the point of intersection of the centre line of One Hundredth Street with the original line of high-water mark of the Harlem or East River, running thence along said original line of high-water line as the same winds and turns, in a Northeasterly direction, along upland belonging to said party of the second part, to the point of intersection of said line with the centre line of One Hundred and First Street; thence Easterly, along said centre line of One Hundred and First Street continued into said River, to the point of intersection of said centre line with the bulkhead and pier line of said City, as now established by law; thence along said bulkhead and pier line Southwesterly, to the point of intersection of said line with the centre line of One Hundredth

Street; thence Westerly along said centre line of One Hundredth Street to the point or place of beginning:

JOHN L. BROWN, JR. and JULIA
F., his wife,

to

JOHN L. BROWN, SR., as Presi-
dent of the New York Street
Cleaning Association, a Joint
Stock Company.

DEED.

Dated 23 March, 1871.

Ack. 23 March, 1871.

Rec. 13 April, 1871.

1167 Conveyances, 353.

Consideration, \$1,186.

CONVEYS same premises as previous Deed.

Notes.

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and Third Street, as the same is laid down on the Commissioner's map of the City of New York, and Northerly by the upland this day conveyed by the party hereto of the first part to the said party hereto of the second part.

Notes.

MAP

or

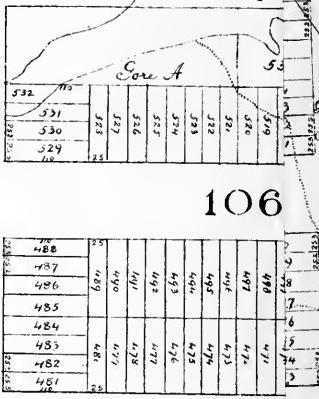
PROPERTY BELONGING

TO

EDWARD SANFORD

AVENUE

107



THIRD AVENUE

A River

East

Gore G

Gore H



103

986

979

978

977

976

975

974

973

THE
EDWARD SANDFORD PIECE.

This includes part of the portion of the McGown farm originally known as Montagne's Point. For title as far as Margaret McGown, see ante pages 265 to 276.

DEED.

MARGARET MCGOWN

to

EDWARD SANFORD.

Dated 30 Jan., 1835.
Proved 31 Jan., 1835.
Rec. 4 Feb., 1835.
320 Conveyances, 486.
Consideration, \$1.

CONVEYS all that certain piece or parcel of marsh or lowland situate, lying and being at Harlem, in the Twelfth Ward of the City of New York, and bounded as follows, that is to say: Westerly by the Third Avenue, Easterly by the H̄arlaem River, Southerly by a line drawn through the centre of One Hundred and Third Street, as the same is laid down on the Commissioner's map of the City of New York, and Northerly by the upland this day conveyed by the party hereto of the first part to the said party hereto of the second part.

AVENUE

MAP
or
PROPERTY BELONGING
TO
EDWARD SANFORD

107^b

Harlem

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501	500
502	500
503	4464
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AVENUE

SECOND

Creek

Gage 6	Gage D
752	756
751	755
750	754
749	753
748	752

674	25	696
673		695
672		694
671		693
670		648
669		647
668		646
667		645
666	25	100

622	625	644
621	630	644
620	631	642
019	635	641
018	636	590
017	639	595
016	632	601
015	630	602
014	630	603
013	633	604
012	632	605
011	630	606
010	631	607
009	630	608
008	630	609
007	629	610
006	627	611
005	626	612
004	625	613
003	624	614
002	623	615
001	622	616

AVENUE

FIRST

Sore	Q	Sore	E
968	75	960	946
967	961	955	950
966	962	958	952
965	963	956	951
10	964	954	949
12	2.5	953	948
13		952	947
14		951	946

725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750
925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950
925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950
925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950
925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950

75	25	25	25	852
832				851
831				850
830				849
829				808
528				807
827				806
826				805
825				

STREET	SC4
754	803
783	802
782	801
781	760
780	759
779	758
778	757
776	756
775	755
774	754
773	753
772	752
771	751
770	750
769	749
768	748
767	747
766	746
765	745
764	744
763	743
762	742
761	741
760	740
759	739
758	738
757	737
756	736
755	735
754	734
753	733
752	732
751	731
750	730
749	729
748	728
747	727
746	726
745	725
744	724
743	723
742	722
741	721
740	720
739	719
738	718
737	717
736	716
735	715
734	714
733	713
732	712
731	711
730	710
729	709
728	708
727	707
726	706
725	705
724	704
723	703
722	702
721	701
720	700

STREET

STREET

STREET

STREET

STREET

River

A schematic diagram of a piping system. It consists of a vertical line representing a pipe. From the top of this pipe, a horizontal line extends to the left, representing a branch or side outlet. The word "Gore" is written in capital letters at the bottom right corner of the drawing area.

AVENUE

24	25	26
980		
	979	
	978	
	977	
	976	
	975	
25	26	27
	974	
	973	

DEED.

MARGARET McGOWN,*to*EDWARD SANFORD.

Dated 30 Jan., 1835.
Proved 31 Jan., 1835.
Rec. 4 Feb., 1835.
320 Conveyances, 484.
Consideration, \$57,000.

CONVEYS all that certain tract, piece or parcel of land, with the buildings thereon erected, situate, lying and being at Harlaem, in the Twelfth Ward of the City of New York, bounded as follows, that is to say: Westerly by the Third Avenue, Easterly by Harlaem River, Northerly on one side by the Harlaem Creek, and Southerly, on the other side by the marsh and lowland this day conveyed by the party hereto of the first part to the said party hereto of the second part.

These premises were sold off in lots according to the map on preceding page.

Notes.

Notes.

Notes.

Notes.

AVENUE

1001

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1001	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100

AVENUE

1024

LOT	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
1024	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100																							

STREET

STREET

STREET

CITY

AVENUE

non particular lots and estates in the said towne or any part

Notes.

ntral

95th

STREET

MAP
OF THE
PORTION
OF THE
TRACT
or
BENJ'L BENSON
LYING EAST
OF THE
CENTRAL PARK

Copied from

1029	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099
724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743
1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029
1009																			

259	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
851	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850	850
25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
813	813	813	813	813	813	813	813	813	813	813	813	813	813	813	813	813	813	813	813
12	814	814	814	814	814	814	814	814	814	814	814	814	814	814	814	814	814	814	814
815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815	815
816	816	816	816	816	816	816	816	816	816	816	816	816	816	816	816	816	816	816	816
817	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817	817
818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818	818
819	819	819	819	819	819	819	819	819	819	819	819	819	819	819	819	819	819	819	819
820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820	820
821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821	821
822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822	822
823	823	823	823	823	823	823	823	823	823	823	823	823	823	823	823	823	823	823	823
824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824	824
825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825
826	826	826	826	826	826	826	826	826	826	826	826	826	826	826	826	826	826	826	826
827	827	827	827	827	827	827	827	827	827	827	827	827	827	827	827	827	827	827	827
1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006	1006
15	828	828	828	828	828	828	828	828	828	828	828	828	828	828	828	828	828	828	828
1005																			

Harlaen

THE
BENJAMIN L. BENSON TRACT.

This Farm is included in the premises described in the following Patents :

SIR RICHARD NICOLLS, *Gover-*
nor, &c.,
to
THE FREEHOLDERS AND INHAB-
ITANTS OF THE TOWN OF NEW
HARLEM. } PATENT.
 } Dated — May, 1666.
 } Recorded in Secretary
 } of State's Office, at
 } Albany.
 } 1 Patents, 42.

“ WHEREAS there is a certaine towne or Village commonly called and known by the name of New Harlem, scituate and being on the East part of this Island, now in the tenure and occupation of severall freeholders and Inhabitants who have been at considerable charge in building as well as manuring, planting and ffencing said towne and lands thereunto belonging.”

Confirms unto the said ffreeholders and Inhabitants, their heirs, successors and assigns, and to each and every of them heir particular lots and estates in the said towne or any part

thereof. "The extent of their bounds shall be as followeth (vizt), that from the West side of ye ffence of the sd towne a line be runne, due West foure hundred English poles without variacord of the compasse. At the end whereof another line being drawne to runne North and South with the variacord, that is to say: North to the very end of a certaine piece of meadow ground commonly called the round meadow, neare or adjoining to Hudson's River, and South to the saw mills over against Hogg Island, commonly called fferkins Island. It shall be the West bounds of their lands, and all the lands lying and being within the line so drawne North and South as aforesaid Eastward to the towne and Harlem River as also to the North and East Rivers shall belong to the towne," together with all soils, creeks, meadows, marshes, waters, fishing, huntings, &c.

SIR RICHARD NICOLLS, <i>Governor, &c.,</i> <i>to</i> THOMAS DELAVALL, JOHN VERELEN, DANIEL TURNER, JOOST OBLENE and RESOLVED WALDRON.	PATENT. <hr/> Dated 11 Oct., 1667. Recorded in Secretary of State's Office, at Albany. 4 Patents, 57.
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" WHEREAS there is a certaine towne or Village upon this Island Manhattans commonly called and known by the name of New Harlem, scituate, lying and being on the East parte of the Island, now in the tenure or occupation of severall of the ffree-holders and Inhabitants, who being seated there by authority have improved a considerable proporcon of the lands thereunto belonging, and also setted a competent number of Familyes thereupon capable to make a township.

" Gives and grants, ratifies and confirms to Thomas Delavall, John Vervelen, Daniel Turner, Joost Oblene and Resolved Waldron, as Patentees for and on behalfe of themselves and

their associates, the Freeholders and Inhabitants of the said Towne, their heirs, successors and assignes, all that tract together with the severall parcells of land which already have or hereafter shall be purchased or procured for or on behalf of the said towne within the bounds and lymits hereafter sett forth and expres't (vizt), that is to say, from the West syde of the ffence of the said towne a lyne being runne due West," &c.
(The rest of the description is the same as previous patent.)

CONFIRMATION OF PATENT.

SIR THOMAS DONGAN, <i>Gover-</i> <i>nor, &c.,</i> <i>to</i> THOMAS DELAVALL, RESOLVED <i>WALDRON, et al.</i>	Dated 7 March, 1686. Recorded in Secretary of State's Office, at Albany. 6 Patents, 192.
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RECITES the former patents, confirms the same, and grants to them, for and in behalf of themselves and their associates, the freeholders and inhabitants of Harlem, the premises granted by the previous patent by about the same description, together with all and singular the hereditament and improvements whatsoever to the said tract of land and premises belonging, or in any wise appertaining or accepted, taken, or known, or used, occupied and enjoyed as part or parcel of or member thereof.

It appears from the Harlem Records that John De La Montagne purchased from the Tappan Indians, on 20 August, 1669, old style, the point called Reschewannas, bounded between two creeks and hills, and behind a spring which separates it from Montagne's flat, together with the Meadows from the Bay of Hellgat to the King's Highway. This purchase was confirmed by the following Deed:

" We, the Magistrates, by the consent and resolution of the Inhabitants of this Town, have granted to Jan De La Montagne,

to him and his heirs forever, a piece of land together with the annexed meadows, named Montagne's Point, formerly owned by his late father, lying within the jurisdiction of this Town, bounded on the North side by a creek, named Montagne's kil, stretching from the East River to a fresh water creek, stretching between Montagne's flats and the aforesaid point, on the South side bounded by a creek and a meadow and by the hills to the aforesaid fresh water creek where the King's Highway crosses it; with the meadows lying in the bend of Hellgat, which the aforesaid Montagne has exchanged for the Town's meadow lot, with such rights and privileges as are granted by our patent, and yet stand as granted, subjecting him to such law and servitudes as are common to us, and may be imposed (without that we, the inhabitants or our heirs, shall have or pretend to have any claim), but shall enter upon and use the same as his other patrimonial property, or sell as he may deem proper, or choose to do (excepting the Lord's Right.) We, the Magistrates and Constable, have undersigned the same, this 8 February, 1672, at New Harlem, it was signed."

The Creek called Montagne's Kill is now called the Mill Creek, and forms the Northerly boundary of this farm as shown on map, ante page 265. The hills spoken of as forming the Westerly boundary constituted the high ground West of Fifth Avenue, between 104th and 107th Streets. The Creek forming the Southerly boundary is the one shown on said Map South of the Mill Creek, and crossing the Third and Fourth Avenues near 103d Street.

It appears from an extract from the Harlem Records, dated 18 May, 1671, that the said Jan De La Montagne agreed to sell to Jan Louwe Van Schoonderwoord, the piece of land commonly called Mountainje's Point, or by the Indians, Wreschawannis, with the meadow lying in the bay of Hell Hole. The point is bounded between two creeks and behind by a hill and

the meadow thereunto belonging. The said Jan de Lamontainje having died his widow Maria Vermilje completed the sale and conveyed the property to the purchaser by the following Deed:

"Appeared before me Hendrick Jans Vandervin, Secretary of the Town of New Harlem, and the aforesigned witnesses Mrs. Maria Vermilje, the widow of Jan de Lamontainje, late Secretary of this town who, in his life time, had sold to Jan Louwe Van Schoonderwort his piece of land called Montainje's Point, together with the meadows thereunto belonging as shown by an article of the sale thereof, dated 18 May, 1671, and by indenture bearing date 8 February, 1672, for the sum of three thousand Guilders, of which sum the Appearer characterized as above hereby acknowledges the receipt in full to the last penny, in the first place giving thanks to the buyer for his punctuality, and releasing him from all future demands. Therefore it has been ceded and conveyed, so the grantor hereby cedes and conveys the said piece of land and meadows thereunto belonging to him the buyer, in free and true possession, as they were possessed by her without that she, the Appearer or her heirs thereto, shall claim any right. * * * * * Thus done and executed, at New Harlem, on the 30th day of the month of March, 1674.

MARIA MONTAINJE.

DAVID DES MAREST, } Witnesses.
DANIEL TOURNEUR, }

It appears from another extract from the said Harlem Records that the said Maria Vermilje, by Deed dated 14 November, 1679, sold and conveyed to Cornelia Evarts, wife of the said John Louw' Van Schoonderwoord, a hop garden lying behind the land of John Louwe over against the hill. This hop garden was situated near the Fifth Avenue, and probably on the Westerly side thereof.

Jonn Louw' Van Schoonderwoord is called in the following

instruments John L. Bogert, the references therein conclusively showing that these were different names for the same person. A change of name similar to the above is frequently met with in the Harlaem Records (see Riker's "Annals of Newtown" for a full explanation of this custom).

At a town meeting of the patentees and freeholders of Harlem, held on 11 December, 1691, Adolph Meyer, Jan Hendricse Brevoort, Samuel Waldron and Peter Van Oblinus were appointed to lay out and divide the undivided lands belonging to the said Town's patent. At another meeting, held on 4 January, 1699, it was unanimously agreed that each freeholder should pay taxes and receive undivided lands in proportion to his present ownership.

The said trustees made their report on 21st March, 1701, to the magistrates of said Town, that amongst other parcels they had laid out for John Lowesen Bogert, for the right of sixteen morgan of land and one lott of land then in possession, "All that a certainte parcell of land lying in the bought of Hellgate, beginning on the Southwest corner of the Hopp garden by a berken boom or burtch tree, running to a white oake tree which stands by a small swamp, mark't with the letters J. L. B. and the letters J. L. D., towards the river, running by a rock mark't J. L. B. and J. D. L, and running towards the strand or riverside to the end of a meadow on the North of a stoney or ro * * * hill, as it was then, and now is known by the name of the Lot No. 48, and which joynes to the South side of the above mentioned lands and meadows of him, the said John Lowesen Bogert."

JOOST OBLINUS, *Surviving Patentee in the old Patent of Harlem,*

to

JOHN L. BOGERT.

DEED.

Dated Feb. —, 1701.
Recited in 226 Conveyances, 37.

CONVEYS said portion of the patented premises set apart to him as aforesaid.

Yielding and paying every year to the Queen's Majestie his proportion of the quitt rent reserved in the general patent of Harlem, according to the quantity of land hereby granted.

ADOLPH MEYER, JAN HEN- DRICSE BREVOORT, SAMUEL WALDRON <i>and</i> PETER VAN OBLINUS <i>to</i> JOHN L. BOGERT.	DEED. <hr/> Dated 14 Sept., 1706. Recited in 226 Convey- veyances, 37.
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CONVEYS and confirms said premises.

JOHN LOWESEN BOGERT <i>and</i> CORNELIA, <i>his wife</i> , <i>to</i> JOHANNES BENSEN.	DEED. <hr/> Dated 21 Sept., 1706. Ack. 10 Feb., 1707. Rec. 21 Sept., 1827. 226 Conveyances, 37. Consideration, £650.
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CONVEYS the several pieces of property vested in Bogert and wife by the previous conveyances.

<i>Last Will and Testament</i> <i>of</i> JOHANNES BENSON.	<hr/> Dated 9 May, 1711. Proved 20 May, 1718. Before Governor of Pro- vince.
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Gives all his estate to his wife Elizabeth, during her life, if she so long remain his widow, and then provides as follows: "The reversion and remainder of my estate, real and personal, I give to my loving children by names, Samson, Derick, Mathew, Johannes, Catalina, Rachell, Catherine Maritie, and for a share to the two children of my daughter Lena, dec'd; in all nine shares, to be divided in nine equal and even shares, to each of my said nine children one equal ninth part, to hold to each of them, their heirs and assigns forever."

PETER VAN OBLINUS, SAMUEL
 WALDRON and MARY MEYER,
*the heirs and assigns of the
 original patentees,*
^{to}
 ELIZABETH BENSON, *widow and
 Executrix of JOHANNES BEN-
 SON.*

DEED.

Dated 3 Feb., 1715.

Not recorded, but original Deed is in possession of Mrs. Margaret Adriance.

RECITES the above mentioned conveyances to Johannes Benson and his grantors, and conveys and confirms said premises.

ELIZABETH BENSON, *widow and
 Executrix of JOHANNES BEN-
 SON, LAURENCE COURTRIGHT,
 DERICK BENSON and CATH-
 RINA, his wife, JACOB SY-
 MON and CATALINA, his wife,
 MATTHEW BENSON and ELIZA-
 BETH, his wife, ABRAHAM
 LAMETER and CATHRINA,
 his wife, JOHANNES COWEN-
 HOVEN and RACHEL, his wife,
 RICH LYDECKER and MARY,
 his wife, and JOHANNES BEN-
 SON,*

to

SAMSON BENSON.

DEED.

Dated 28 March, 1721.
 Not recorded, but original is in possession of Mrs. Adriance, and is recited in the following Deed:

RECITES said instruments and conveys same premises,

*Last Will and Testament
of
SAMSON BENSON.*{ Dated 12 Sept., 1739.
Proved 21 Jan., 1741.
14 Wills, 175.

Gives to his wife Mary Benson, as long as she remain his widow, the use of his Dwelling-house and Farm, and then provides as follows: "After the death or marriage of my said wife, which shall first happen, then my will and desire is, and I do hereby give, devise and bequeath all my estate, both real and personal of what kind soever, to and amongst my nine children hereafter named to be equally divided amongst them, part and part alike, that is to say: to my eldest son Johannes Benson, to my daughter Elizabeth, now the wife of Hanse Romer, to my daughter Mary, the wife of Samson Pelts, to my daughter Catharine Shourd, to my son Adolph Benson, to my daughter Elena, the wife of Peter Bosen, to my son Benjamin Benson, to my daughter Anne Benson and to my daughter Catline Benson, to be equally divided amongst them, in equal proportion share and share alike. * * * And it is further my will and desire in case it should happen that any of my said children, hereinbefore mentioned, either sons or daughters, should happen to die without issue lawfully begotten of their bodies, his or her part, portion or share of them, or any or either of them so dying before such time my estate be divided his or her part shall go, remain and be to and amongst the survivor and survivors of them part and part alike."

The testator further provided that his said dwelling house, farm and mills should be sold within six weeks after the death or marriage of his said wife, to any one of his said children who might desire to purchase the same.

JOHANNES BENSON and TAN-
NEKEA, his wife, ADOLPH
BENSON and EVA, his wife,
JACOB DICKMAN, JR. and CAT-
LINE, his wife, SAMSON PEITS
and MARY, his wife, DANIEL
MAGGOWN and CATHARINE,
his wife, HANSE ROMER and
ELIZABETH, his wife, PETER
BOSEN and ELENA, his wife,
JOHN ODELL and ANNE, his
wife, and MARY BENSON,

to

BENJAMIN BENSON.

DEED.

Dated 28 Jan., 1742.
Proved 31 Dec., 1743.
Recd. 19 July, 1808.
80 Conveyances, 498.
Consideration, £1'500.

CONVEYS all that certain dwelling house, mills and farm as is now in fence, situate, lying and being in Harlem, in the County and Province of New York, now in the tenor or occupation of him, the said Benjamin Benson, containing about two hundred acres, be the same more or less, with two other lots.

BENJAMIN BENSON and SUSAN-
NAH, his wife,
to
ADOLPH BENSON.

DEED.

Dated 29 Jan., 1742.
Recited in 297 Convey-
ances, 540.
Consideration, £350.

CONVEYS all that piece or parcel of land situate, lying and being in Harlem, in the County of New York. Beginning at a certain black oak tree marked with three notches on four sides, standing by a meadow east by the creek (and is bounded on the land of the said Benjamin Benson) and from thence running upon a straight line South-southwest or there-

abouts, to a certain bylested tree marked with three notches on two sides, near the brook, bounding on the said brook till it meets with the Commons, and on all the other sides as it is now in fence. Containing eighty acres, be the same more or less, which said piece of land is a part of the premises purchased by the said Benjamin Benson from Johannes Benson and others, by Deed bearing date the 28th day of January, 1742. Also lot No. Eighteen in fourth division, described in last Deed, and one-third of the Commons.

ADOLPH BENSON

to

LAWRENZ BENSON, *his son.*

DEED.

Dated 10 March, 1781.
Consideration, love and
affection.

CONVEYS all that certain piece or parcel of land situate, lying and being in Harlem, in the County of New York; being that parcel of land purchased by said Adolph Benson from Benjamin Benson and Susannah, his wife, by a Deed bearing date the 29th day of January, 1742.

DEED.

LAWRENCE BENSON *and MARIA,*
his wife,

to

BENJAMIN L. BENSON.

Dated 3 May, 1803.
Ack. 28 July, 1825.
Rec. 11 June, 1833.
297 Conveyances, 540.
Consideration, \$10.

CONVEYS same premises.



Notes.

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Notes.

MAP of THE
THE ANNUAL TRACT
COMBINEDLY THE PROPERTY of
BENSON DAWNSDALE

Map of the tract of land belonging to
John Benson Dawsdale
in the town of New Haven
in the state of Connecticut
in the year 1770.

Notes.

116th

115th

936	935	934	933	932	931	930	929
	935	934	933	932	931	930	929
		934	933	932	931	930	929
			933	932	931	930	929
				932	931	930	929
					931	930	929
						930	929
							929

WAVEN

on
rues
near
e

ed

115th

FIRE

THE
THIRD AVENUE TRACT.

The tract in question was part of a large farm of which Johannes Benson died seised.

*Last Will and Testament
of
JOHANNES BENSON.*

Dated 9 May, 1711.
Proved 20 May, 1718.
Before Governor of Province.

Gives all his estate to his wife Elizabeth, during her life, if she so long remain his widow, and then provides as follows: "The reversion and remainder of my estate, real and personal, I give to my loving children by names, Samson, Derick, Mathew, Johannes, Catalina, Rachell, Catherine Maritie, and for a share to the two children of my daughter Lena, dec'd; in all nine shares, to be divided in nine equal and even shares, to each of my said nine children one equal ninth part, to hold to each of them, their heirs and assigns forever."

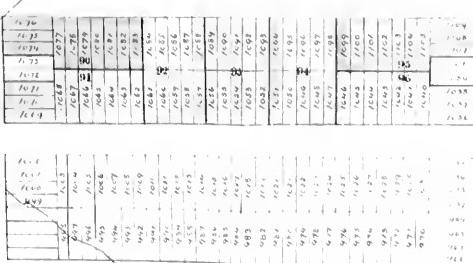
MAP OF THE
THIRD AVENUE TRACT
FORMERLY THE PROPERTY OF
B P BENSON & D VAN ARSDALE

Original plan Map on Case No. 117, Register of Deeds.

The following note is endorsed on
said Map: "The lots on the Avenue
are each 25 ft 2 inches front & rear.
All the other dimensions are
marked on the Map with red
ink line unless only excepted."

AVENUE

FIFTH



ELIZABETH BENSON, *widow and Executrix of JOHANNES BENSON, LAURENCE COURTRIGHT, DERICK BENSON and CATHRINA, his wife, JACOB SYMON and CATALINA, his wife, MATTHEW BENSON and ELIZABETH, his wife, ABRAHAM LAMETER and CATHRINA, his wife, JOHANNES COWENHOVEN and RACHEL, his wife, RICH LYDECKER and MARY, his wife, and JOHANNES BENSON,*

to

SAMSON BENSON.

RECITES said instruments and conveys same premises.

*Last Will and Testament
of*

SAMSON BENSON.

Dated 12 Sept., 1739.
Proved 21 Jan., 1741.
14 Wills, 175.

Gives to his wife Mary Benson, as long as she remain his widow, the use of his Dwelling-house and Farm, and then provides as follows: "After the death or marriage of my said wife, which shall first happen, then my will and desire is, and I do hereby give, devise and bequeath all my estate, both real and personal of what kind soever, to and amongst my nine children hereafter named to be equally divided amongst them, part and part alike, that is to say: to my eldest son Johannes Benson, to my daughter Elizabeth, now the wife of

DEED.

Dated 28 March, 1721.
Not recorded, but original is in possession of Mrs. Adriance, and is recited in the following Deed:

Hanse Romer, to my daughter Mary, the wife of Samson Pelts, to my daughter Catharine Shourd, to my son Adolph Benson, to my daughter Elena, the wife of Peter Bosen, to my son Benjamin Benson, to my daughter Anne Benson and to my daughter Catline Benson, to be equally divided amongst them, in equal proportion share and share alike. * * * And it is further my will and desire in case it should happen that any of my said children, hereinbefore mentioned, either sons or daughters, should happen to die without issue lawfully begotten of their bodies, his or her part, portion or share of them, or any or either of them so dying before such time my estate be divided his or her part shall go, remain and be to and amongst the survivor and survivors of them part and part alike."

The testator further provided that his said dwelling house, farm and mills should be sold within six weeks after the death or marriage of his said wife, to any one of his said children who might desire to purchase the same.

JOHANNES BENSON and TAN-
NEKEA, *his wife*, ADOLPH
BENSON and EVA, *his wife*,
JACOB DICKMAN, JR. and CAT-
LINE, *his wife*, SAMSON PELTS
and MARY, *his wife*, DANIEL
MAGGOWN and CATHARINE,
his wife, HANSE ROMER and
ELIZABETH, *his wife*, PETER
BOSEN and ELENA, *his wife*,
JOHN ODELL and ANNE, *his*
wife, and MARY BENSON,
to
BENJAMIN BENSON.

DEED.

Dated 28 Jan., 1742.
Proved 31 Dec., 1743.
Rec. 19 July, 1808.
80 Conveyances, 498.
Consideration, £1,500.

CONVEYS all that certain dwelling house, mills and farm as is

now in fence, situate, lying and being in Harlem, in the County and Province of New York, now in the tenor or occupation of him, the said Benjamin Benson, containing about two hundred acres, be the same more or less, with two other lots.

DEED.

BENJAMIN BENSON.

to

PETER B. BENSON.

Dated 2d April, 1791.
Ack. 10 May, 1791.
Rec. 12 May, 1797.
54 Conveyances, 321.
Considerat'n, 5 shillings.

CONVEYS all that messuage or tenement, being all my estate to the north of the Mill Pond, between the fence of the Widow Storm and the road leading to Harlem, including the mill stream and mill and mill pond, with all its privileges and appurtenances and to shut the mill dam at the South side of said mill pond where it now lays.

Last Will and Testament

of

PETER BENSON.

Dated 27 June, 1801.
Proved 3 Jan., 1803.
44 Wills, 239.

"*First.* I give and devise unto my son Benjamin P. Benson, his heirs and assigns, all that my land on which I now live, excepting eight acres, situate, lying and being in the Township of Harlem, on the South side of the highway extending to the East River, together with the mill and stream now leased to Samuel Denny, with all the buildings and improvements whatsoever. I also give and devise unto my said son one-half of the woodland, and one half of the salt meadow lying on the North side of the Post Road, to hold to him the said Benjamin P. Benson, his heirs and assigns, forever. Item: I give and devise unto my daughter, Wilmina Benson, her heirs and

assigns, all the tillable land on the North side of the Post Road, together with the other half of the woodland and salt meadow, with all the buildings and improvements, as also eight acres on the South side of the Bridge Road, on the North corner, adjoining the lands now in possession of James Roosevelt, and thence running Westerly along said road untill the middle fence, to hold to her the said Wilmina Benson, her heirs and assigns forever."

Directs that his wife shall have the income and management of the estate until his children shall come to full age.

BENJAMIN P. BENSON, <i>to and with</i> PETER VAN ARSDALE and WIL-	<div style="text-align: center; margin-bottom: 5px;"> PARTITION DEED. </div> <hr style="width: 100%; border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <div style="display: flex; justify-content: space-between;"> Dated 22 April, 1818. Ack. 22 April, 1818. </div> <div style="display: flex; justify-content: space-between;"> Rec. 22 April, 1818. 127 Conveyances, 302. </div>
<i>HELMINA, his wife.</i>	

CONVEYS and sets apart to Wilhelmina Van Arsdale (formerly Wilhelmina Benson) all that certain piece or parcel of ground situate, lying and being in the town of Harlem, County and State of New York, between the old Harlem Road and the Harlem Bridge Road. Beginning on the North side of the said Bridge Road at the Westerly line of the property belonging to Luke Kipp, and running thence along the said road South, forty-six degrees West twenty-three chains and twenty-three links; thence North six degrees and thirty minutes, East seven chains, one link and a half; thence South sixty-three degrees, West eighteen chains and ten links; thence South thirty-five degrees and forty-five minutes, East two chains; thence South sixty-three degrees, West four chains and thirty links, to Harlem Creek; thence along the Creek as it winds and turns to the Old Harlem Road; thence along the old Harlem Road as it now runs to the line of land belonging to Luke Kipp; thence along said Kipp's line to the place of beginning.

Containing twenty-seven acres one rood and twenty-three perches, be the same more or less.

And also all that other piece or parcel of land, situate between the Harlem Bridge Road and the Third Avenue: Beginning at a point on the Northwesterly side of the Third Avenue, where the Northeasterly line of One Hundred and Thirteenth Street intersects said avenue, and running thence along the Avenue North thirty-three degrees and thirty minutes East five chains and seventy-two links to land of James Roosevelt; thence along the land of James Roosevelt North nine degrees West nine chains and seventy links to the Harlem Bridge Road; thence along the said road South forty-six degrees West twelve chains and ninety-six links to the middle fence; thence along the middle fence South six degrees and forty-five minutes East 27 links to the Northeasterly side of One Hundred and Thirteenth Street; thence along the line of said street South fifty-six degrees and thirty minutes, East nine chains and thirteen links to the place of beginning, containing eight acres.

CONVEYS and sets apart to Benjamin P. Benson "All that certain piece or parcel of land, situate, lying and being in the town of Harlem aforesaid, lying on the Southerly side of the Harlem Bridge Road and extending thence to the East River, together with the mill and stream; the said land is bounded on the East by land belonging to George Bradish, James Roosevelt, the heirs of Flamen Ball, and John F. Jackson, being all the land of the said Peter Benson South of the Harlem Bridge Road, except eight acres hereinbefore described and released by the said party of the first part unto the said parties of the second part.

And also all that certain piece of woodland and salt meadow lying on the North side of the said Harlem Bridge Road, beginning at the Harlem Creek, and running thence along the said road North forty-six degrees, East sixteen chains and four

teen links; thence North six degrees and thirty minutes, East seven chains one and-a-half links; thence South sixty-three West eighteen chains and ten links; thence South thirty-five degrees and forty-five minutes, East two chains; thence South sixty-three degrees West four chains and thirty links to Harlem Creek; thence along the Creek as it winds and turns to the place of beginning.

		DEED.
JOHN F. JACKSON and HANNAH,		
his wife, (widow of PETER		Dated 10 July, 1825.
BENSON),		Ack. 17 Oct., 1825.
to		Rec. 3 Nov., 1825.
BENJAMIN P. BENSON.		193 Conveyances, 478. Consideration, \$1.

RELEASES all right of dower in premises set apart to Benjamin P. Benson.

DEED.

BENJAMIN P. BENSON and MARY		Dated 10 July, 1825.
ANN, his wife,		Ack. 13 Oct., 1825.
to		Rec. 3 Nov., 1825.
BENJAMIN L. BENSON.		193 Conveyances, 474. Consideration, \$30,000.

CONVEYS the premises set apart to Benjamin P. Benson in the previous Deed.

DEED.

BENJAMIN P. BENSON and MARY		Dated 10 July, 1825.
ANN, his wife,		Ack. 16 & 23 Mar., 1826.
to		Rec. 25 March, 1826.
BENJAMIN L. BENSON.		200 Conveyances, 546. Consideration, \$10.

CONVEYS all that certain piece of ground situate, lying and being in the Twelfth Ward of the City of New York, being

part and parcel of the farm of Peter Benson, deceased, and known as the Harlem Bridge Road, or the Boston Post Road, extending from the Harlem Mill Pond or Creek to the Northernmost bounds of the farm of the said Peter Benson, deceased. Also the mill, mill stream or pond attached to the mill, and the ground, marsh or marshes covered by the said mill stream, and the water courses and privileges, rights and appurtenances belonging thereto. Also all the lowlands, salt meadows, flats, marshes in front of and adjoining to the uplands which belonged to Peter Benson in his lifetime, situate along said creek.

JOHN F. JACKSON and HANNAH, <i>his wife, (widow of PETER BENSON),</i> <i>to</i> PETER VAN ARSDALE and WILMINA, <i>his wife.</i>	DEED. <hr/> Dated 10 July, 1825. Ack. 17 Oct., 1825. Rec. 3 Nov., 1825. 193 Conveyances, 477. Consideration, \$1.
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RELEASES all right of dower in premises set apart to Van Arsdale and wife.

DEED.

PETER VAN ARSDALE and WILMINA, <i>his wife,</i> <i>to</i> BENJAMIN L. BENSON.	<hr/> Dated 6 July, 1825. Ack. 12 Sept., 1825. Rec. 3 Nov., 1825. 193 Conveyances, 480. Consideration, \$13,500.
---	--

CONVEYS the premises set apart to Wilhelmina Van Arsdale in the previous partition Deed (except the part conveyed by her to William Devoe). Together with all the right, title and interest of the said parties of the first part of, in and to the Bridge road aforesaid.

DEED.

SAME } Dated 6 July, 1825.
to } Ack. 12 Sept., 1825.
SAME. } Rec. 3 Nov., 1825.
 } 193 Conveyances, 483.
 } Consideration, \$1.

CONVEYS all the lowlands, meadows, marshes, flats covered with water, waters, water-courses, lying adjacent to lands in Harlem formerly owned by Peter Benson, of Harlem, in the Ninth Ward of the City of New York, deceased.

Benjamin L. Benson sold off the farm thus vested in him, according to a map thereof, a copy of which is given ante page 373. There is a note on the original map stating that the lots on the Avenues are each 25 feet $2\frac{1}{2}$ inches wide front and rear, and that all the other dimensions are marked on the map with red ink (the gores only excepted.) These red ink dimensions were probably omitted from the original map, at any rate no traces of them are now visible. If the lots fronting on the streets between 3d and 5th Avenues be taken as being each 25 feet wide, and the Avenue lots as 100 feet deep, there will be an excess of five feet in the length of each block. By Deed dated 12 November, 1828, and recorded in Liber 241, Conveyances, page 497, Benjamin L. Benson conveyed some 467 lots in this tract to Archibald Watt. There is a map recorded with this Deed, which shows the outlines of the tract and the lots conveyed to Watt. On this map the street lots conveyed which adjoin the rear of the 5th and 3d Avenue lots, are laid down as 20 feet wide, while all the other street lots are 25 feet wide. Whether as to blocks not shown on this map, which were previously conveyed, this excess of five feet in the block is to be rectified by diminishing by five feet the width of the street lots adjoining the 3d and 5th Avenue lots can be determined only after examining the conveyances of those and possibly the other lots in the block.

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THE LANAW BENSON TRACT.

This is part of the tract vested in Aaron Bussing, as shown in the abstract of the Samson Benson Tract, next hereinafter set forth. The outlines of the tract are shown on the map of the Third Avenue tract, ante page 373. The piece is there designated "Heirs of Henry Rankin." This designation is copied from the original map in Case number 115 (the map given at page 373 being intended for a copy of said original.) This piece is also so designated on map in Case number 108. Such designation, however, is not entirely accurate, for though the greater part of the said tract was vested in Margaret Rankin, daughter of said Henry Rankin, yet, a small triangle on the Easterly end was vested in John Combs, as hereinafter shown.

The following is the first Deed of record affecting the title to this tract:

DEED.

DAVID WALDRON

to

LANAW BENSON.

Dated 6 June, 1793.
Ack. 23 April, 1799.
Rec. 11 May, 1799.
56 Conveyances, 36*l.*
Consideration, £18.

CONVEYS one certain lot of land, being situate and lying in the Township of Harlem, in the County and State of New York, bounded by Samuel Benson on the North, South and

East by the road, West by the Mill Creek: Beginning at the Creek, running thence South ten degrees West one chain fifty links along said Creek; thence South twenty-five degrees West along said Creek five chains twenty links; thence North eighty-seven degrees East three chains along the road; thence North fifty-four East one chain along said road; thence North fifty degrees East twelve chains to Samuel Benson's land, South seventy-six degrees West eleven chains and thirty links along said land to the place of beginning. Containing four acres and twelve one hundred part of an acre, being nineteen perches, be it more or less.

DEED.

LANAW BENSON
to
JOHN RANKIN.

} Dated 9 April, 1799.
} Proved 29 April, 1799.
} Rec. 14 May, 1799.
} 56 Conveyances, 362.
} Consideration, £221.

CONVEYS all that tract or parcel of land, situate, lying and being at Harlem aforesaid, in the said County of New York: Beginning at the corner of Samson Benson's land, at the side of the Creek, and running thence along the said Creek Southwest-erly eight chains and twenty-three links to the Harlem road; thence South seventy degrees East fifty links along said road; thence continuing along the said road North seventy-five degrees East two chains; thence continuing along the said road North seventy-two degrees East one chain and fifty links; thence continuing along said road North fifty-two degrees East six chains and thirty links to the corner of other lands of the said Lenaw Benson's land; thence along said Lenaw Benson's land North twenty-seven degrees West two chains and seventy links to Samson Benson's woodland; thence South eighty degrees West along said Samson Benson's land two chains and

fifty links; thence North sixty-seven degrees West one chain and fifty links to the place of beginning. Containing three acres, one rood and twelve perches.

*Last Will and Testament
of
JOHN RANKIN.*

Dated 6 Feb., 1800.
Proved 3 April, 1800.
43 Wills, 189.

After a certain legacy, testator provides as follows:—"Item : I give and devise all the rest and residue of my estate, both real and personal, unto my loving wife Elizabeth Rankin, her heirs and assigns, forever."

*Last Will and Testament
of
ELIZABETH RANKIN.*

Dated 30 Dec., 1802.
Proved 19 Feb., 1803.
44 Wills, 257.

After certain legacies and annuities, which she charges on her real estate, testatrix provides as follows:—"Item : I do give, devise and bequeath the whole of the residue of my real and personal Estate, whatsoever and wheresoever, to Margaret Rankin, the daughter of Henry Rankin, and to her heirs, and assigns forever.

DEED.

MARGARET GOSMAN, *widow*
(formerly MARGARET RANKIN),

to

ARCHIBALD WATT.

Dated —————
Proved 5 March, 1830.
Rec. 5 March, 1830.
259 Conveyances, 451.
Considerat'n, \$1,665.37.

CONVEYS same premises, and also all the right, title and in-

terest of the party of the first part, of, in and to the Creek and Harlaem road, by which the premises are in part bounded.

The above Deed was made pursuant to a contract of sale, recorded in Liber 234 Conveyances, page 5.

As the rest of the tract under examination, not conveyed by Lenaw Benson to Henry Rankin, consists of but a small triangle, the title thereof will not be here fully set out. In brief, it was vested in Ellenor Waldron after said Lenaw Benson. She devised the same to John Combs and Grace Sylvester. The latter released her interest to John Combs. See Liber 202 Conveyances, page 127. It was afterwards apparently vested in Charlotte Lawrence (see 480 Conveyances, page 134) and then in Richard M. Abercrombie (see 577 Conveyances, page 65).

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MAP
of HILLMAN'S
BLOCK

CONVEYS same premises,

Notes.

THE SAMSON BENSON TRACT.

This was a tract of land vested in Samson Benson, at an early period.

SAMSON BENSON and MARY, his wife,
to
JOHANNES BENSON. } DEED.
Dated 19 Feb., 1724.

CONVEYS all that certain parcel or tract of land lying within the limits of New Harlaem aforesaid, and is bounded North by John Nagle's, running from the highway along the said Nagle's North eighty-six and a half degrees West to the meadows, and is bounded by the meadows and Mill Creek, South and East by the highway or streets; containing, according to survey, forty-one acres, one quarter and twenty-three rods, as it was surveyed by Mr. Peter Berrian, in the year 1712, as may appear by the return.

JOHANNES BENSON, and ELIZA-
BETH, his wife,
to
PETER BUSSING, SENIOR. } DEED.
Dated 14 March, 1728.

CONVEYS same premises,

121st120th119th118th117th116th115th114th113th112th

AVENUE

AVENUE

4th

originally built out

ST.

ST.

ST.

ST.

ST.

ST.

MAP

OF THE
FARM OF SAMSON BENSONACCORDING TO THE
SURVEY MADE BY ROBERT FINDLAY IN 1828.

ST.

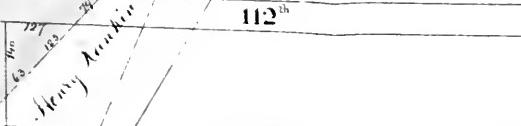
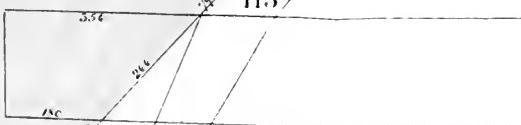
ST.

ST.

ST.

The distances are copied from Map in the
etc 108 & 1st of Register's Office. The birth
line of the lots shown on Map 108 differ
slightly from the survey made by Findlay

5th
Wickland
Acre



*Last Will and Testament
of
PETER BUSSING.*

Dated 13 Feb., 1733.
Proved 27 July, 1737.
13 Wills, 85.

“*Firstly.* I do give and bequeath to Rebecca, my beloved wife, the sole use, interest, rent and benefit of all my real and personal estate whatsoever, during her being and remaining unmarried after my decease. Item: After her decease or intermarriage, on the following conditions I do give and bequeath to Aron Bussing, my eldest son, and to his heirs and assigns, all my lands and meadows, tenements and appurtenances whatsoever, being within the bounds and lymates of Harlem aforesaid; and therefore do will that my said son, Aron Bussing, or his executors, shall pay the sum of four hundred pounds.”

*Last Will and Testament
of
AARON BUSSING.*

Dated 1 May, 1782.
Proved 27 May, 1784.
36 Wills, 517.

Imprimis: After my lawful debts are paid, and my funeral defrayed, it is my will and order that all and singular my real estate, situate, lying and being in Harlem aforesaid, be sold, and do hereby order and lawfully empower my executors, or the major part of them, to sell to the best advantage for my children and grand children, all my real estate as aforesaid at public outcry or vendue, or any other lawful way or ways, and for the same, or any part or parcel thereof, good and sufficient Deed and Deeds in law to make, and the same to sign, seal and execute, to any person or persons, and his and their heirs, executors and administrators forever in fee simple, and out of the moneys arising or to arise therefrom, to pay my just debts,

the surplus or residue thereof, together with my personal estate, to be divided amongst my children and grand children." Appoints John Sickles, Senior, Adolph Myers and John Myers, his executors.

Letters Testamentary were granted to John Sickles on 27 May, 1784—see Liber 36 Wills, 518—and after his decease to Adolph Myers, on 14 September, 1786. See Liber 39 Wills, page 246.

DEED.

ADOLPH MYER, <i>Executor of</i> AARON BUSSING, <i>to</i> SAMUEL BENSON.	Dated 6 May, 1787. Proved 2 June, 1821. Rec. 4 June, 1821. 153 Conveyances, 33. Cons'n, £585 1s. 3d.
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CONVEYS a certain lot of land being part of the above said Aaron Bussing, deceased, estate, situate and lying in the Township of Harlem, in the County and State of New York, bounded easterly to the road running Northerly, Westerly to the Mill Creek, Northerly to John Dewit's land and Part of Bussing's meadow, Southerly to the land of the heirs of Aaron Bussing, deceased, and the road. Beginning at the corner of the two roads, and running along the road North six degrees thirty minutes West three chains eighty links; then along John Dewit's land South eighty-one degrees fifty minutes West five chains twenty-one links; then South eighty-eight degrees fifty minutes West sixteen chains ten links, to a rock; then North eighty-four degrees fifty minutes West eleven chains to Bussing's meadow; then South fifty degrees, West one chain ninety links; then North sixty-seven degrees West one chain nine links, to the Mill Creek; then along the Mill Creek South twenty-two degrees forty minutes West one chain forty-four links; then South forty-five degrees twenty minutes West one chain twelve

links; then South twenty-three degrees West two chains three links; then South five degrees ten minutes East ninety-seven links; then South eighteen degrees thirty minutes one chain sixty-four links; then South sixteen degrees thirty minutes West five chains eighty-four links; then South thirty-nine degrees West one chain fifty links; then South fifteen degrees ten minutes West one chain forty-two links; then South thirty-seven degrees forty minutes West one chain seventy links; then South forty-four degrees thirty minutes West two chains fifty links to the land of the heirs of Aron Bussing, deceased; then along said land South seventy-one degrees fifteen minutes East one chain forty-two links; then North seventy-eight degrees East three chains thirty links; then North seventy-four degrees thirty minutes East nineteen chains thirty-six links along the road; then North seventy-six degrees thirty minutes East ten chains seventy-five links; then North thirty degrees East six chains fifty-nine links; then North fifty-six degrees ten minutes East one chain sixty-six links; then North eighty-two degrees twenty minutes East four chains ninety-six links to the place of beginning; containing forty-five acres, three roods and twenty-two perches, be it more or less.

Samson Benson, the grantor in the following Deed, was the same person as Samuel Benson above named.

DEED.

SAMSON BENSON

to

SUSAN BENSON.

Dated 13 Aug., 1825.
Ack. 13 Aug., 1825.
Rec. 15 Aug., 1825.
197 Conveyances, 103.
Consideration, \$1.

CONVEYS all those two certain lots of ground situate, lying and being in the Village of Harlaem, in the Twelfth Ward of the City of New York, described as follows: the first lot lying

on the old road leading from McGowan's Pass to Harlem Village, at the Southeast corner of the house now or late occupied by a black man named Charles Van Bramer, and designated on a map made by Robert Findlay, Surveyor, dated April 18th, 1823, as lot No. 1 (one); containing eight acres, one rood and thirty perches. The other lot lying on the same road, on the same side thereof, but nearer the Village of Harlem, and designated on the same map as lot No. 4 (four); containing about one acre, two rods and eight perches, on which is a house lately occupied by the widow Crum. Also the one-third part of the fourteen-acre wood lot adjoining the first mentioned lot, more particularly mentioned and described in my Will as being devised to the said Susan, the children of Mrs. Vredenburgh and the children of Aaron Bussing.

*Last Will and Testament
of
SAMSON BENSON.*

Dated 28 April, 1823.
Proved 29 Nov., 1825.
60 Wills, 18.

I give the use and occupation of one house and three lots of ground in Harlem, now occupied by Charles Everson, to Sarah Combs, my slave, during her natural life, which ground is included in a piece of woodland on the old Harlem road, reserved by me for my use during my life time, which said woodland and house and lots, containing about seventeen acres, more or less. After my death, I give and devise to my daughter Susan the equal one-third part thereof forever; to the children of Benjamin Vredenburgh the one equal third part thereof; and to the children of my daughter Jane Bussing, deceased, the other equal one-third part thereof, to them and their heirs and assigns forever; and in case of the death of any of the said grandchildren before the age of twenty-one years, the share of those who so die to go and belong to their brothers and sisters surviving him

or them. I also give and devise unto my said daughter Susan Benson, and to her heirs and assigns, forever, eight acres, one rood and thirty perches of land situated on the old Harlem Road, as described in a certain map made thereof on the eighteenth day of April instant, by Robert Findley, surveyor, as lot number one. I also give and devise to my said daughter Susan, and to her heirs and assigns, forever, one house, one acre, two roods and eight perches of ground now in the occupation of Mrs. Crum and daughters, situated on the old Harlem Road aforesaid, and described on the said map as No. 4. I also give and devise to the heirs of Benjamin Vredenburgh and Eve, his wife, and to the survivors of them, as tenants-in-common, forever, eight acres, one rood and thirty perches of land situated on the Old Harlem Road, and described on the said map as lot No. 2. I also give and devise to my said grandchildren the heirs of Benjamin Vredenburgh and Eve, his wife, and to the survivors of them, as tenants-in-common, forever, one house, one acre, one rood and eighteen perches of land on the said old Harlem Road, and marked on the said map as No. 5. I also give and devise to the heirs of Aaron Bussing and Jane, his wife, lately deceased, eight acres, one rood and thirty perches of land on the said old Harlem Road, and described in the said map as lot Number 3. I also, likewise, give and devise to the said children, heirs of my late daughter Jane Bussing, wife of the said Aaron Bussing, two houses, three roods and thirty-eight perches of land on the said road, as described in the said map as lot No. 6. To have and to hold the several pieces and parcels of land above mentioned and devised to my said grandchildren, to them, their heirs and assigns forever. My will is, and do hereby order and direct my executors hereinafter mentioned, or the survivor or survivors of them, to sell and dispose of all the residue of my real estate, to wit, the house and two acres of ground in the town of Harlem, now in the occupation of Edward Vermilya * * * at public or

private sale, after my death, at such time or times as my said executors may think fit; and I do hereby authorize and empower my said executors, or the survivors of them, to give good and sufficient deed or deeds in fee simple to the purchaser or purchasers thereof. Appoints Susan Benson his executrix and Aaron Bussing and Peter Myers his executors.

By Codicil dated 22 August, 1825, he provides as follows: "And it is my further will, that in case my daughter Susan should depart this life before me, that then, and in such case, the real and personal estate devised in and by my said last Will and Testament, to the said Susan, I give, devise and bequeath to the children of my daughter, Eve Vredenburgh, to be equally divided between, share and share alike. To have and to hold the same to them, their heirs and assigns, forever." Appoints Benjamin L. Benson and Isaac Adriance his executors in place of those named in Will, with all the powers given in and by said Will.

Letters Testamentary granted to Benjamin L. Benson and Isaac Adriance, on 29 November, 1825. See Liber 60 Wills, page 23.

Last Will and Testament
of
SUSAN BENSON. } Dated 16 July, 1825.
 } Proved 27 Dec., 1825.
 } 60 Wills, 61.

"I give and bequeath and devise unto my nephew Adolphus Benson Vredenburgh a house and three acres of ground, situate in Harlem, in the Ninth Ward of the City of New York, on the road which was formerly the only road leading from McGowan's Hill to Harlem, and was lately occupied by the Widow Crum. To have and to hold the same to him, his heirs and assigns, forever. All the rest, residue and remainder

of my real and personal estate, I give, devise and bequeath unto my two nephews aforesaid, Adolphus Benson Vredenburgh and Edward Benson Vredenburgh, and their sister Eliza, equally to be divided between them, share and share alike. To have and to hold the same unto them, their heirs and assigns forever."

TITLE TO WOODLAND.

This, as above shown, was vested in the children of Benjamin Vredenburgh and the children of Jane Bussing. The heirs of Aaron and Jane Bussing living at the time of the institution of the following suit were John Bussing, Samuel Bussing, Margaret Myers and Abraham B. Bussing. The children of Benjamin and Eve Vredenburgh then living were Adolphus B. Vredenburgh and Eliza, wife of Peter Poillon.

IN CHANCERY.

PETER POILLON and ELIZA,
his wife,

vs.

ADOLPHUS BENSON VREDEN-
BURGH, SAMUEL BUSSING,
JOHN BUSSING, PETER MYERS
and MARGARET, his wife, RE-
BECCA BUSSING and ABRA-
HAM B. BUSSING.

1826—June 15. Bill filed to partition the 17 acre piece of woodland.

June 21. John L. Lawrence appointed guardian *ad litem* of Adolphus B. Vredenburgh, Rebecca Bussing and Abraham B. Bussing.

June 27. Answer of said infants filed.

1826—June 28. Answer of other defendants filed.

June 29. Order of reference.

June 30. Master's report filed.

July 3. Judgment of sale entered.

DEED.

JOHN TOWT, <i>Master in Chancery,</i> to ARCHIBALD WATT.	} Dated 27 Feb., 1828. Ack. 17 March, 1828. Rec. 16 April, 1828. 232 Conveyances, 418. Consideration, \$4,457.50
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CONVEYS all that certain piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, and which, in the order or decree of the said Court of Chancery for the sale thereof, is described as being butted and bounded as follows: Easterly partly by the old Harlem road leading from McGowan's pass to Harlaem, and by land belonging to John Combs, and by land belonging to the heirs or devisees of Henry Rankin; Southerly by the Mill creek; Westerly by land lately belonging to the heirs of Benjamin Vredenburgh, deceased, and Northerly by an eight-acre lot devised in and by the said last Will and Testament of Sampson Benson, deceased, to Susan Benson. Subject, however, to the life estate of Sarah Combs of, in and to one house and three lots of ground situate on the Northeasterly corner of said woodlot, and being seventy-five feet in width in front on the old Harlaem road, the same in rear, and one hundred feet in length on each side; and which premises herein above mentioned and described are the same premises designated on a map of property lately belonging to Samson Benson and Benjamin Vredenburgh, situate in the Twelfth Ward of the City of New York, made by J. F. Bridges, City Surveyor, August, 1826, and on file in the Office of the Register in and for the City and County

of New York as lot No. eight, containing thirteen acres and seventy-four-one-hundredth of an acre; and lot sixteen, containing seventeen-on e-hundredth of an acre.

TITLE TO LOTS 1, 2 AND 5.

The heirs of Benjamin Vredenburgh, to whom these lots were devised, were Matthias Vredenburgh, Susan Maria Vredenburgh, Edward Benson Vredenburgh, Adolphus Benson Vredenburgh and Eliza, wife of Peter Poillon. Matthias, Susan Maria and Edward Benson Vredenburgh had all died intestate and without issue, prior to the institution of the following partition suit. Matthias Vredenburgh had left a widow, Ann Vredenburgh, him surviving.

IN CHANCERY.

PETER POILLON and ELIZA-
BETH, *his wife*, }
vs. }

ANN VREDENBURGH and ADOL-
PHUS BENSON VREDENBURGH.

1826—June 9. Bill filed for partition or sale of lots 1, 2 and 5,
and of other property adjoining on the North.

June 9. John L. Lawrence appointed guardian *ad litem*
of Adolphus B. Vredenburgh.

June 15. Answer of infant filed.

June 28. Answer of Ann Vredenburgh filed.

June 29 Order of reference.

June 30. Master's report filed.

July 3. Judgment of sale entered.

DEED.

JOHN TOWT, <i>Master in Chancery,</i> <i>to</i> PETER POILLON.	Dated 4 Sept., 1826. Ack. 21 June, 1827. Rec. 25 June, 1827. 222 Conveyances, 493. Considerat'n, \$7,621.40.
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CONVEYS all those four certain lots, pieces or parcels of land, situate, lying and being at Harlem, in the Twelfth Ward of the City of New York, and described as follows: The first lot being land of which Susan Benson died seized, and which she, in and by her last will and testament, devised to the heirs of Benjamin Vredenburgh, deceased, situate on the old Harlem Road, and is designated on a certain map filed in this court made by Robert Finlay, surveyor, on the eighteenth day of April, as lot No. (1) one, containing eight acres, one rood and thirty perches. The second lot is described on the map aforesaid, made by the said Robert Finlay, as lot No. (2) two, containing eight acres, one rood and thirty perches. The third lot is known on the aforesaid map made by Robert Finlay, as lot No. (5) five, and contains one acre, one rood and eighteen perches of land. The fourth lot, being part of the farm adjoining on the North, the description thereof will not be here given.

TITLE TO LOT NO. 3.

This was devised by the Will of Samson Benson to the heirs of Aaron Bussing and Jane Bussing. John Bussing, Samuel Bussing, Margaret Myers, Rebecca Bussing and Abraham B. Bussing were their only heirs who survived the said Samson Benson.

DEED.

JOHN BUSSING

to

PETER POILLON.

Dated 6 July, 1826.
Ack. 6 June, 1826.
Rec. 6 June, 1826.
205 Conveyances, 435.
Consideration, \$337.50.

CONVEYS all the undivided fifth part of that certain lot of ground, situate, lying and being in the Twelfth Ward of the City of New York, on the old Harlem Road, and described

and numbered on a map made thereof on the eighteenth day of April, one thousand eight hundred and twenty-three, by Robert Findlay, as lot number three (3), and containing about eight acres, one rood and thirty perches, and is the same lot which, by the last Will and Testament of Samson Benson, was devised to the heirs of Jane Bussing, who was the daughter of the said Samson, and the said party of the first part is one of five children of the said Jane Bussing, who is also deceased.

IN CHANCERY.

PETER POILLON	}
vs.	
SAMUEL BUSSING, PETER MY-	}
ERS and MARGARET, <i>his wife</i> ,	
REBECCA BUSSING and ABRA-	
HAM BARKER BUSSING.	

1826—June 15. Bill filed for partition of lot 3. John L. Lawrence appointed guardian *ad litem* of Rebecca and Abraham B. Bussing, on their petition.

June 27. Answer of infants filed.

June 28. Answer of other defendants filed.

June 29. Order of reference.

June 30. Master's report filed.

July 3. Decree of sale entered.

DEED.

JOHN TOWT, <i>Master in Chan-</i>	}	Dated 4 Sept., 1826.
<i>cry,</i>		Ack. 26 Jan., 1827.
to		Rec. 26 Jan., 1827.
PETER POILLON.		214 Conveyances, 195. Considerat'n, \$2,092.80.

CONVEYS all that certain lot of land, situate at Harlem, in

the Twelfth Ward of the City of New York, on the old Harlem Post Road, of which said lot of land Samson Benson, late of Harlem aforesaid, at the time of his death, was seized in fee simple, and which said lot is designated on a certain map (made by Robert Finlay, surveyor, on the eighteenth day of April, 1823, filed with the Assistant Register), as lot number three (3), containing eight acres, one rood and thirty perches of land.

Peter Poillon caused a map to be made of the lots vested in him as aforesaid, which is on file in Case No. 108. The said premises were sold off by him in city lots according to said map.

TITLE TO LOT NO. 4.

This lot was conveyed and devised, as above shown, by Samson Benson to his daughter Susan Benson. She in turn devised the same to her nephew, Adolphus B. Vredenburgh.

TITLE TO LOT NUMBER 6.

This was devised by Samson Benson to the children of Jane Bussing. These were John Bussing, Margaret, wife of Peter Myer, Jun., Rebecca Bussing, Samuel Bussing and Abraham B. Bussing.

DEED.

JOHN BUSSING

to

WILLIAM D. BRADSHAW.

Dated 6 May, 1829.
Ack. 6 May, 1829.
Rec. 20 May, 1829.
250 Conveyances, 518.
Consideration, \$60.

CONVEYS all the undivided fifth part of said lot six.

PETER MYER, JR., and MARGARET, <i>his wife</i> , REBECCA BUS-SING and SAMUEL BUSSING, <i>to</i> WILLIAM D. BRADSHAW.	DEED. <hr/> Dated 28 March, 1831. Ack. 28 March, 1831. Rec. 19 May, 1831. 272 Conveyances, 339. Consideration, \$195.
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CONVEYS all the three undivided fifth parts of said lot six.
 This Deed is signed Rebecca D. Bussing and Sampson B. Bussing.

WILLIAM D. BRADSHAW and <i>to</i> HESTER, <i>his wife</i> , <i>to</i> THOMAS EGAN.	DEED. <hr/> Dated 7 April, 1831. Ack. 18 May, 1831. Rec. 12 Sept., 1835. 337 Conveyances, 578. Consideration, \$500.
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CONVEYS all the four undivided fifth parts of said lot six.

THOMAS EGAN and MARGARET, <i>his wife</i> , <i>to</i> JOHN LOZIER and CHARLES G. STOPPANI.	DEED. <hr/> Dated 9 Sept., 1835. Ack. 11 Sept., 1835. Rec. 12 Sept., 1835. 337 Conveyances, 580. Consideration, \$3,500.
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CONVEYS all the four undivided fifth parts of said lot number six.

ABRAHAM BARKER BUSSING <i>to</i> JOHN LOZIER and CHARLES G. STOPPANI.	DEED. <hr/> Dated 18 June, 1836. Ack. 23 June, 1836. Rec. 23 June, 1836. 357 Conveyances, 405. Consideration, \$1,000.
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CONVEYS all the undivided fifth part of said lot number six.

TITLE TO THE TWO ACRE PIECE.

BENJAMIN L. BENSON and ISAAC
ADRIANCE, *Executors of SAM-*
SON BENSON,
to
WALTER WILLIAMS and CAR-
OLINE, *his wife,*

DEED.
Dated 1 Aug., 1826.
Ack. 24 Aug., 1826.
Rec. 24 Aug., 1826.
208 Conveyances, 233.
Consideration, \$3,428.

CONVEYS all that certain house and about two acres of ground situate, lying and being in the Twelfth, late Ninth, Ward of the City of New York, and bounded as follows, viz.: North by lands belonging to the heirs of Benjamin Vredenburgh, South by the old road leading from Harlem to McGowan's pass, East by the road leading from Harlem to Kingsbridge, and West by land devised in and by said last Will and Testament to the heirs of Jane Bussing. Containing two acres and nine-hundredths of an acre, be the same more or less; being the same property which is described in said last Will and Testament as being in the possession of Edward Vermilyea.



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ST.

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ST.

THE PETER DE WITT TRACT.

This is part of a farm vested in Aaron Bussing at an early period.

*Last Will and Testament
of
AARON BUSSING.*

Dated 1 May, 1782.
Proved 27 May, 1784.
36 Wills, 517.

Imprimis: "After my lawful debts are paid, and my funeral defrayed, it is my will and order that all and singular my real estate, situate, lying and being in Harlem aforesaid, be sold, and do hereby order and lawfully empower my executors, or the major part of them, to sell to the best advantage for my children and grand children, all my real estate as aforesaid at public outcry or vendue, or any other lawful way or ways, and for the same, or any part or parcel thereof, good and sufficient Deed and Deeds in law to make, and the same to sign, seal and execute, to any person or persons, and his and their heirs, executors and administrators forever in fee simple, and out of the moneys arising or to arise therefrom, to pay my just debts, the surplus or residue thereof, together with my personal estate, to be divided amongst my children and grand children." Appoints John Sickles, Senior, Adolph Myers and John Meyers, his executors.

MAP
OF THE
TER DEWITT TRACT

115th

The portion divided into City lots. is copied
from a Map of a tract belonging to James Smith
in Case No. 202 on file in N.Y. Register's Office

114th

118th

AVENUE

THIRD

ST.

13

88°2' N 1/3 ch 18' S
Piece conveyed
John F. Jackson
Smith

ST.

ST.

ST.

Letters Testamentary were granted to John Sickles on 27 May, 1784—see Liber 36 Wills, 518—and after his decease to Adolph Myers, on 14 September, 1786. See Liber 39 Wills, page 246.

DEED.

JOHN SICKLES, *Executor of*
ARON BUSSING,
to
CATHARINE STORM, *widow.*

Dated 18 Aug., 1784.
Proved 2 May, 1795.
Rec. 28 Oct., 1796.
53 Conveyances, 142.
Consideration, £470, 3s.

CONVEYS a certain lot of land, being part of the above said Aron Bussing, deceased, estate, situate and lying in the Township of Harlam, in the County and State of New York: Beginning at the South side of the road that leads to Harlem, running thence South three degrees East six chains thirty-seven links; thence South eighty-two degrees West one chain ninety-two links, South ten degrees East forty-one chains forty links to the marsh; thence South seventy-nine degrees West two chains twenty links along said marsh; thence South fifty-four degrees West two chains eighty links along the aforesaid marsh; thence South eighty-six degrees West two chains twenty links to the fence, which being the division line between Benjamin Benson's and the aforesaid lot; running thence along said line North nine degrees West forty-two chains sixty-five links to the aforesaid road; thence running North seventy-four degrees East two chains and ninety links along said road; thence North thirty-five degrees East two chains forty links, keeping along said road; thence North twenty-three degrees East three chains; thence North twenty-nine degrees thirty minutes East one chain along the aforesaid road; thence North three degrees East one chain along said road; thence North eighty-three degrees East one chain seventy-five links to the place where first began. Containing thirty-one acres and fifty-

five one-hundredth and sixtieth part of an acre, be it more or less.

DEED.

CATHARINE STORM, *widow,*

to

JAMES ROOSEVELT.

Dated 10 Dec., 1795.
Ack. 13 Oct., 1796.
Rec. 23 June, 1847.
490 Conveyances, 361.
Cons'n, £1,567, 3s. 9d.

CONVEYS all that certain dwelling house and tract or parcel of land lately in the possession of George Bolland, and situate and lying in the Township of Harlem in the Seventh Ward (late the Harlem division of the Outward) of the said City, on the Southerly side of the Harlem Lane, or road leading from the public highway, or Post Road to the Harlem Church and Ferry, being bounded Northerly by the Harlem Lane or Road aforesaid, southerly by high-water mark or the marsh or meadow belonging to the Corporation of the said city; Easterly by the land of Peter Waldron, and Westerly by the land of Peter Benson; which said tract or parcel of land was, on the ninth day of December instant, surveyed by Cassimer Theodore Goerck, one of the sworn surveyors of the said city, and is more particularly described as follows, that is to say: Beginning at the Harlem Lane or Road aforesaid, at the Northerly corner of the land of the said Peter Benson, and running thence along the Harlem Lane aforesaid, North seventy-three degrees and thirty minutes East two chains and ninety-seven links; thence North twenty-seven degrees and thirty minutes East six chains and thirty-five links; thence North forty degrees East one chain; thence North eighty-two degrees and thirty minutes East one chain and seventy links, to the Westerly corner of the land of the said Peter Waldron; thence along the Westerly boundary of the land of the said Peter Waldron South three degrees East six chains and twenty-nine links; thence South

eighty degrees and forty-five minutes West one chain and eighty-nine links; thence South ten degrees East forty chains and ninety-seven links to highwater mark on the meadow or marsh aforesaid; thence along the same South eighty-seven degrees and thirty minutes West one chain and seventy four links; thence South fifty eight degrees West two chains and thirty links; thence South sixty-three degrees and fifteen minutes West one chain and sixty-four links; thence North eighty-eight degrees and forty-five minutes West one chain and forty-seven links to the Easterly corner of the land of the said Peter Benson; thence along the Easterly boundary of the land of the said Peter Benson North nine degrees and thirty minutes West twelve chains and thirty-three links; thence North ten degrees and fifteen minutes West twenty chains and five links; and thence North nine degrees and forty-five minutes West nine chains and seventy-one links to the place of beginning. Containing thirty acres, one rood and seven perches, be the same more or less, as by a plan or chart thereof made by the said Casimer Theodore Goerck, and dated on the said ninth day of December instant, hereto annexed may appear.

DEED.

JAMES ROOSEVELT and MARIA
E., his wife,
to
PETER DEWITT.

Dated 1 April, 1803.
Ack. 30 May, 1803.
Rec. 24 March, 1807.
75 Conveyances, 104.
Consideration,

CONVEYS all that certain tract or parcel of land, situate on the South side of the new road in the Township of Harlaem, in the Seventh Ward of the City of New York: Bounded Northerly by the said Harlaem Road, Southerly by other land of the said James Roosevelt, Easterly by land of John P. Waldron, and Westerly by the lane or road belonging to the said James

Roosevelt and running to his dwelling-house, which road or lane the said James Roosevelt reserves exclusively to himself, and declares that the said Peter DeWitt has no right or claim therein, the said tract running along the said Harlaem Road six chains twenty-five links, along the land of the said John P. Waldron fourteen chains ninety-nine links, and along the lane the property of the said James Roosevelt eleven chains twenty-four links. Containing eight acres, as the same was surveyed by Evert Bancker.

DEED.

JAMES ROOSEVELT and MARIA <i>E., his wife,</i> to PETER DEWITT.	Dated 1 April, 1801. Ack. 30 May, 1803. Rec. 30 May, 1807. 75 Conveyances, 475. Consideration, £60.
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CONVEYS all that piece of land in the town of Harlaem, on New York Island, situate between the old road and the new road leading to Cole's Bridge, extending from Peter Benson's land to ground formerly belonging to the said James Roosevelt now the property of Joseph Mott, and is that strip of land that was taken from the said James Roosevelt's land on running the new road. Containing, by estimation, three-quarters of an acre, be the same more or less.

The strip of land thus vested in Peter DeWitt, between the old road leading to Harlem and the new road leading to Harlem bridge (the old Post road), was sold by him in two pieces; the Southerly part to Luke Kip (see liber 77 Conveyances, page 502), and the Northerly part to William Devoe (see liber 78 Conveyances, page 159). As these premises are so small we shall not here consider them further.

The title to the rest of the tract here diverges, part being conveyed to John F. Jackson, and residue being finally vested in James Smith.

THE JOHN F. JACKSON PIECE.

DEED.

PETER DEWITT and ELIZABETH, <i>his wife,</i> <i>to</i> JOHN F. JACKSON.	Dated 1 April, 1806. Ack. 3 May, 1806. Rec. 21 April, 1812. 98 Conveyances, 249. Consideration, \$2,000.
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CONVEYS all that certain tract, piece or parcel of land situate, lying and being in the town of Harlem aforesaid, in the County and State aforesaid, bounded as follows, to wit: Beginning on the Southeasterly side of Harlem Road, at the Westerly corner of land belonging to Joseph Mott, running thence along the said Joseph Mott's land South thirty-nine degrees East one chain and seventy-eight links to land belonging to John Waldron, Esq.; thence along said John Waldron's land South nine degrees East eleven chains and twenty-eight links to land of the said Peter DeWitt; thence along the said land of the said Peter DeWitt South eighteen degrees West three chains and seven links to other land of the said Peter DeWitt; thence along said land last mentioned North twelve degrees West ten chains and ninety-seven links to Harlem Road aforesaid, and thence along said road North, forty-six degrees thirty minutes East three chains and thirty and one-half links to the place of beginning. Containing four acres of land, as the same is now enclosed in fence, as by a map of the same made by Adolphus Loss, City Surveyor, dated December 17th, 1805, may appear.

THE JAMES SMITH PIECE.

DEED.

PETER DEWITT and ELIZABETH, <i>his wife,</i> <i>to</i> ANTHONY MARSHALL.	Dated 3 May, 1806. Ack. 5 May, 1806. Rec. 17 March, 1813. 101 Conveyances, 441. Consideration, \$5,750.
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CONVEYS all that certain messuage and tenement, with the land thereunto appertaining, situate, lying and being in the Township of Harlam aforesaid, and in the said Ninth Ward (with the land thereunto appertaining, as aforesaid), on the Southerly side of the main road leading to Harlem Bridge. Bounded Northerly in front by said road, Southerly in the rear by land of Henry Gilbert Livingston, Eastwardly by land partly belonging to the Rev. John Jackson, and partly by land of John P. Waldron, and Westwardly by a lane or road leading from the said main road to the dwelling-house of the said Henry Gilbert Livingston. Containing four acres of land.

DEED.

ANTHONY MARSHALL	Dated 5 Nov., 1806.
<i>to</i>	Ack. 6 Nov., 1806.
ALEXANDER PHœNIX.	Rec. 17 March, 1813.
	101 Conveyances, 443.
	Consideration, \$5,750.

CONVEYS same premises by same description.

MORTGAGE.

ALEXANDER PHœNIX	To secure \$4,500.
<i>to</i>	Dated 6 Nov., 1806.
DANIEL PHœNIX.	Ack. 26 Nov., 1806.
	Reg. 26 Nov., 1806.
	17 Mortgages, 378.

COVERS same premises.

The above mortgage was assigned by the executors of Daniel Phœnix to Richard Riker, by assignment dated 10 March 1813, and recorded in Liber 29, Mortgages, page 276.

JOHN G. BOGERT, NATHANIEL
SHALER and NAPTHALI JU-
DAH, *Assignees of ALEXAN-*
DER PHOENIX.
to
DANIEL PHOENIX.

DEED.

Dated 2 April, 1812.
Proved 16 April, 1812.
Rec. 17 March, 1813.
101 Conveyances, 445.
Consideration, \$10.

RECITES above mortgage and its foreclosure by advertisement and sale of the premises to Daniel Phœnix, and that Alexander Phœnix had become insolvent, and that parties of the first part had been duly appointed his assignees, and conveys all the equity of redemption of the said Alexander Phoenix of, in, and to, the same premises.

Last Will and Testament
of
DANIEL PHOENIX.

Dated 10 May, 1811.
Proved 16 June, 1812.
50 Wills, 210.

After certain legacies, testator provides as follows: "Sixthly, I give to the children of my son Alexander the residue and remainder of my property, whether it is bonds, notes, or book-debts, houses or lands, hereby appointing my son Alexander as trustee, to have the care, support and education of the children, during his life, with power to manage the same as he shall think best for their interest, giving him power to dispose of all or any part of the real estate, in case it appears for the best interest of the children."

ALEXANDER PHœNIX, *Trustee
of his son, ALEXANDER PHœ-
NIX, and of his daughter,
ELIZABETH PHœNIX, his only
children, both minors,*
to
RICHARD RIKER.

DEED.
—
Dated 8 Feb., 1813.
Ack. 2 March, 1813.
Rec. 17 March, 1813.
101 Conveyances, 447.
Consideration, \$5,250.

RECITES Will of Daniel Phœnix, and that certain parts of the real estate of said testator had been sold at auction to Richard Riker, and conveys same premises with other property.

The premises having been conveyed to Daniel Phœnix prior to the date of his Will, the following releases from his heirs-at-law were obtained :

SIDNEY P. WILLIAMS and MARY
WILLIAMS, *heirs of REBECCA*
WILLIAMS and ELIPHALET
WILLIAMS,
to
RICHARD RIKER.

DEED.
—
Dated 18 May, 1829.
Ack. 21 Sept., 1829.
Rec. 30 Nov., 1835.
342 Conveyances, 352.
Consideration, \$1.

RELEASES same premises.

ALEXANDER PHœNIX and SALLY,
his wife, and ELIZABETH IN-
GRAHAM,
to
RICHARD RIKER.

DEED.
—
Dated 18 May, 1829.
Ack. 16 April, 1830.
Rec. 30 Nov., 1835.
342 Conveyances, 353.
Consideration, \$1.

RELEASES same premises.

RICHARD RIKER and JENNET, <i>his wife,</i> <i>to</i> JAMES SMITH.	DEED. <hr/> Dated 18 Oct., 1820. Ack. 18 Oct., 1820. Rec. 20 Oct., 1820. 147 Conveyances, 231. Consideration, \$2,800.
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CONVEYS same premises, with full covenants and warranty.

JAMES SMITH and CAROLINE <i>MATILDA, his wife,</i> <i>to</i> JOHN F. JACKSON.	DEED. <hr/> Dated 20 Oct. 1820. Ack. 20 Oct., 1820. Rec. 20 Oct., 1820. 147 Conveyances, 234. Consideration, \$300.
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CONVEYS all that certain tract, piece or parcel of ground, situate at Harlem, in the Ninth Ward of the City of New York, on the easterly side of the Third Avenue, and bounded as follows, to wit: beginning at the corner of the fence adjoining the land of the said John F. Jackson, one hundred and two feet three inches North of One Hundred and Fifteenth (115th) Street, and running from thence South eleven degrees thirty minutes East sixty-seven feet to the corner of the fence; thence North eighty-one degrees twenty minutes East two hundred and five feet to the corner of the fence adjoining the land of the heirs of John P. Waldron, deceased; then with the land of the said heirs South nine degrees East one hundred and ninety feet six inches to the corner of the farm adjoining the lands of the said John F. Jackson; then with the lands of the said John F. Jackson South eighty-nine degrees forty minutes West three hundred and seven feet three inches to the Third Avenue aforesaid; then North thirty-three degrees ten minutes East two hundred and seventy-three feet six inches to the place of beginning. Containing one acre, one rood and eleven poles; the said premises being deeded to me by R. Riker, Esq., on the 18th October, 1820.

Notes.

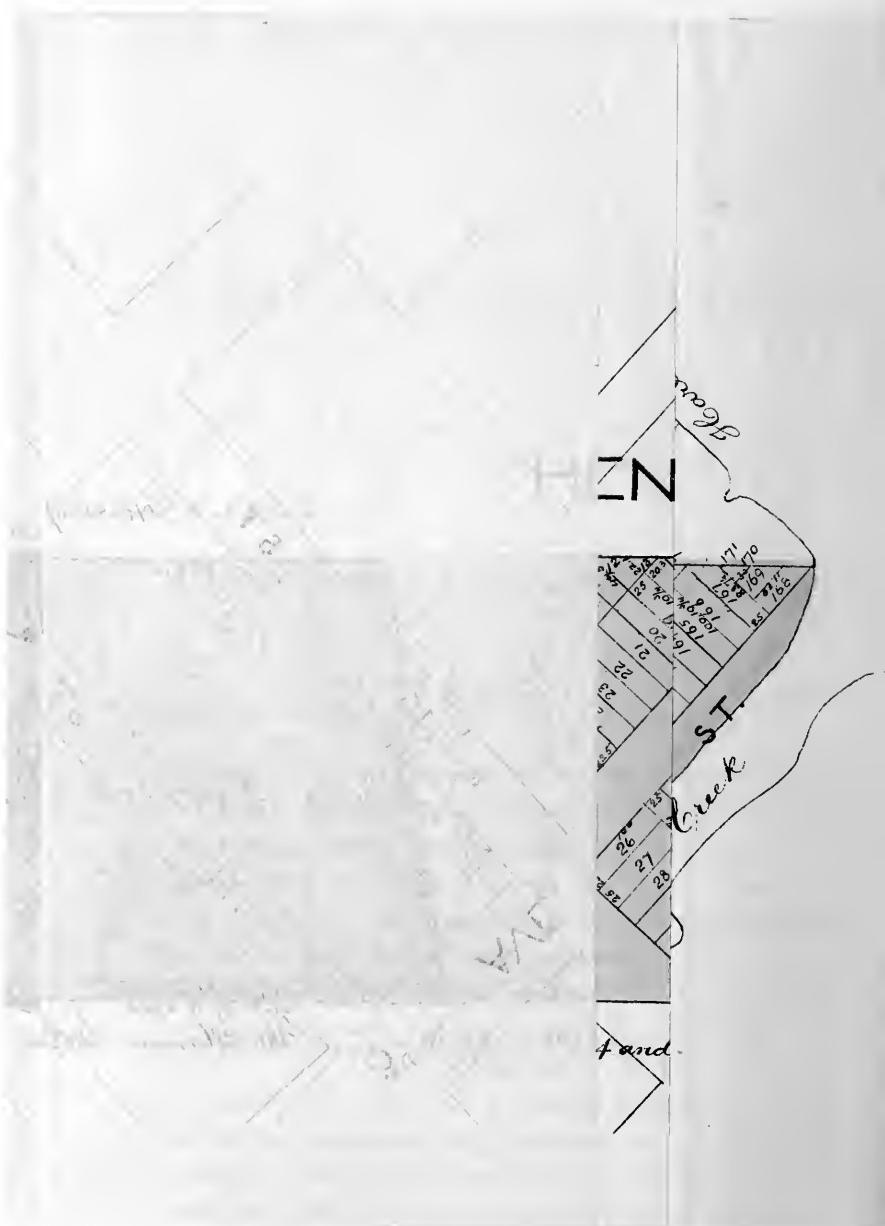
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~~MAP
OF A TRACT OF LAND
NORMALLY CALLED THE
RY GLIVINGSTON~~

Ad. Petts.



THE
HENRY G. LIVINGSTON TRACT.

The title of this tract as far as James Roosevelt is shown in the Abstract of the Peter De Witt Tract, ante pages 403 to 412.

DEED.

JAMES ROOSEVELT and MARIA	Dated 27 Oct., 1803. Ack. 27 Oct., 1803. Rec. 7 July, 1820.
E., his wife, to HENRY P. (G.?) LIVINGSTON.	
144 Conveyances, 367. Consideration, \$12,500.	

CONVEYS all that certain lot, piece or parcel of land, with the lane leading to the same, situate, lying and being in the Township of Harlaem, and State of New York, bounded North by land sold by the said James Roosevelt to Peter DeWitt, East by the land of John P. Waldron and of the said James Roosevelt, South by the East River, and West by lands belonging to the heirs of the late Peter Benson, and is part of the land bought by the said James Roosevelt of James Bolland. Containing, by estimation, about twenty acres.

Subject to right of parties of first part to use the said lane until it runs to the distance of one hundred and six feet from the farm-house on the above-described premises. As also the uninterrupted right, use and occupancy of a road of twenty feet

MAP
OF A TRACT OF LAND
FORMERLY BELONGING TO
HENRY C. LIVINGSTON

~~The Name Bell piece is copied from Map c. 1454 and the George Bradish piece from Map c. 616. c. 174. Register's Office~~

wide as the same is now in fence, to intersect with said lane and to run in a direct line across the lot in the rear of the present garden to the Northwest corner of the land purchased by the said parties of the first part of John P. Waldron.

The premises thus vested in Henry G. Livingston were sold by him in different pieces as hereinafter shown.

THE JOHN F. JACKSON PIECE.

DEED.

HENRY G. LIVINGSTON and ANNA, his wife, to JOHN F. JACKSON.	Dated 19 Aug., 1806. Ack. 20 Aug., 1806. Rec. 21 April, 1812. 98 Conveyances, 252. Consideration, £750.
--	---

CONVEYS all that certain tract of land, situate and lying at Haerlam aforesaid, bounded as follows: Beginning on the Southwesterly corner along a lane leading from the land sold to Thomas Barclay, Esquire, to the Haerlem Post Road, it joining the line of the house of Peter Benson, deceased, North eight degrees thirty minutes East four hundred and seventy-five feet six inches; thence along the fence which at present separates the party of the first part from land now in possession of Captain Marshall, North eighty-nine degrees fifteen minutes East four hundred and fifty-two feet, till it comes to the land of the heirs of John P. Waldron, dec'd; thence along this line South nine degrees East four hundred and twenty-seven feet; thence along other land of the party of the first part South eighty-three degrees West four hundred and forty-eight feet, to the place of beginning. Containing, by estimation, four acres, two rods and twenty-three perches, be the same more or less, agreeable to the annexed map. Excepting and reserving,

nevertheless, that the lane in front of this tract, and which is included in this Deed, shall not be altered or encumbered in any manner whatever, and that Thomas Barclay, Esq., James Rovaell, and Henry G. Livingston, their heirs and assigns forever, shall have a free and uninterrupted passage in this lane, but no title in the fee, and the said Jackson, is forever, for himself, his heirs and assigns, to have a similar right to and in the lane from the gate till it reaches his land, but no title in the fee.

THE FLAMEN BALL PIECE.

DEED.

HENRY G. LIVINGSTON and ANNA, <i>his wife,</i> to JOHN DIXON.	Dated 11 Sept., 1806. Proved 11 Sept., 1806. Rec. 1 Sept., 1807. 78 Conveyances, 222. Consideration, £750.
--	--

CONVEYS all that certain tract of land situate at Haerleam, and is part of the land the said Livingston purchas'd of James Rosevelt. Beginning at or near said Rosevelt's gate at the corner of the lane fence, thence running on the West side of the lane as the fence now runs till it comes to the lane leading from Harlem road to Colonel Thomas Barclay's; thence crossing this lane in the same direction till it comes to the fence by the land of the heirs of Peter Benson, deceased; then running along the fence on the lane till it comes to the land lately sold by the said Livingston to the Reverend John F. Jackson; then running along his line till it comes to the land of the heirs of John P. Waldron, deceased; then along the line of the heirs of John P. Waldron, deceased, to the place of beginning. Containing, by estimation, four and half acres, be the same more or less, agreeable to the annexed map, reserving and excepting nevertheless, a free and uninterrupted passage for Henry G. Livingston,

Thomas Barclay and James Roosevelt, their heirs and assigns, forever, to and from their respective land, and that the said lane is never to be encumbered or altered in any way whatever, but to remain precisely in the said state it now is at present.

DEED.

JOHN DIXON *and* ELIZABETH,
his wife,
to
PETER DE WITT.

Dated 26 Sept., 1806.
Ack 1 Oct., 1806.
Rec. 25 March, 1807.
75 Conveyances, 114.
Consideration, \$937.50.

CONVEYS all that certain piece, parcel or tract of land situate, lying and being at Hearlemn, and is the exact one moiety or half part of the land which the said John Dixon purchased from Henry G. Livingston. Beginning at the corner of the land sold by the said Henry G. Livingston to the Reverend John F. Jackson, and running from thence along the line of the land sold to said Jackson till it comes to the land of the heirs of John P. Waldron, deceased; and from thence running along the land of the said heirs of the said John P. Waldron, deceased, till it comes to the centre of the land sold by the said Henry G. Livingston to the said John Dixon; and running from thence through the centre of the said land sold as aforesaid to the said John Dixon till it comes to fence and boundary line of the land belonging to the heirs of Peter Benson, deceased; and running from thence along the said fence and line till the place of beginning, including the present lane. Containing the exact one-half of the land sold as aforesaid by the said Henry G. Livingston to the said John Dixon, and containing, by estimation, two acres and one-quarter of an acre, be the same more or less, subject, nevertheless, to a privilege reserved for the said Henry G. Livingston, Thomas Barclay, James Roosevelt, their heirs

and assigns, to pass and repass in the said lane, and that the said lane is not to be anywise altered, but to remain in the same manner it is at present.

MORTGAGE.

PETER DEWITT and ELIZABETH, <i>his wife,</i>	To secure \$1,000.
<i>to</i>	Dated 15 May, 1807.
DANIEL KINGSLAND.	Ack. 23 May, 1807.
	Reg. 4 June, 1807.
	16 Mortgages, 256.
	Rec. 2 April, 1814.
	105 Conveyances, 275.

COVERS same premises.

ASSIGNMENT OF MORTGAGE.

DANIEL KINGSLAND	Dated 14 Aug., 1811.
<i>to</i>	Ack. 14 Aug., 1811.
CHARLOTTE CONYERS.	Rec. 14 Aug., 1811.

ASSIGNS said mortgage.

DEED.

CHARLOTTE CONYERS	Dated 7 June, 1814.
<i>to</i>	Ack. 8 June, 1814.
FLAMEN BALL.	Rec. 9 June, 1814.

107 Conveyances, 46.
Consideration, \$2,000.

RECITES the above mortgage and the proceedings to foreclose the same by Advertisement.

CONVEYS same premises.

*Last Will and Testament
of
PETER DEWITT.*

Dated 7 April, 1810.
Proved 15 May, 1810.
48 Wills, 497.

"I order and direct my executors hereinafter named, to sell and dispose of, to such person or persons as they may think proper, all that certain dwelling-house and lot of ground, containing about two acres, situate in Harleam, near James Roosevelt's, Esquire, and for such purposes do hereby authorize and empower them, or the survivors of them, to execute, seal and deliver to the purchaser or purchasers thereof, good and sufficient deeds of conveyances for the same; and out of the monies arising from the sale thereof, I order and direct my said executors to pay and discharge all my just debts which I shall owe at the time of my decease." Appoints his wife Elizabeth his executrix, and his sons John DeWitt and Peter DeWitt his executors.

Letters Testamentary were granted to all three. See Liber 48, Wills 499.

ELIZABETH DEWITT, *widow and
Executrix, and JOHN DEWITT,
and PETER DEWITT, Sons and
Executors of PETER DEWITT,*
to
FLAMEN BALL.

DEED.
Dated 9 June, 1814.
Ack. 16 June, 1814.
Rec. 16 June, 1814.
107 Conveyances, 68.
Consideration, \$2,000.

CONVEYS same premises.

THE JAMES ROOSEVELT PIECE.

This is the Southerly part of the piece conveyed by Henry G. Livingston to John Dixon.

DEED.

JOHN DICKSON and ELIZABETH,
his wife,
to
JAMES ROOSEVELT.

Dated 31 Dec., 1807.
Ack. 31 Dec., 1807.
Rec. 5 June, 1835.
337 Conveyances, 79.
Consideration, \$1,100.

CONVEYS all that certain tract of land, situate at Harleam, and is part of the land Henry G. Livingston purchased of James Roosevelt. Beginning at or near said Roosevelt's gate at the corner of the lane fence; thence running on the West side of the said lane as the fence now runs, till it comes to the lane leading from Harleam Road to Colonel Thomas Barclay's; thence crossing said lane in the same direction till it comes to the fence of the land of the heirs of Peter Benson, deceased, thence running along the fence in the lane till it comes to the land lately sold by said John Dickson to Peter DeWitt; thence along his line till it comes to the land of the heirs of John P. Waldron, deceased; thence along the said line of the said heirs to the place of beginning. Containing, by estimation, two acres and one-quarter of an acre, and being the exact one-half of the ground sold to the said John Dickson by Henry G. Livingston. Reserving, nevertheless, the privelidge of the said lane, as the same is expressed and reserved in the said Deed of Henry G. Livingston.

For the rest of the title to this piece see that of the James Roosevelt tract, hereinafter set forth.

THE GEORGE BRADISH PIECE.

HENRY GILBERT LIVINGSTON <i>and ANNA, his wife,</i> <i>to</i> THOMAS BARCLAY.	DEED. <hr/> Dated 14 June, 1806. Ack. 1 Sept., 1807. Rec. 23 April, 1812. 98 Conveyances, 255. Consideration, £5,500.
--	--

CONVEYS all that certain lot or tract of land, situate, lying and being in the Town of Harlaem aforesaid, being part of the land lately conveyed by James Roosevelt, Esquire, to the said Henry Gilbert Livingston. Beginning at the fence of the heirs of Peter Benson deceased, directly opposite the Westerly corner of the small stable as the small lane runs to six chains eighty-nine links to the country seat of the said James Roosevelt; thence along the line of the said James Roosevelt to the East River; thence along the River to the land of the heirs of the said Peter Benson, deceased; from thence fourteen chains forty-six links along the line of the heirs of the said Peter Benson, to the place of beginning. Containing, by estimation, near ten acres.

DEED.

THOMAS BARCLAY <i>to</i> GEORGE BRADISH.	<hr/> Dated 20 May, 1816. Ack. 20 May, 1816. Rec. 20 May, 1816. 117 Conveyances, 355. Consideration, \$11,975.
--	--

CONVEYS same premises.

DEED.

HENRY GILBERT LIVINGSTON } Dated 22 July, 1806.
 } Proved 20 May, 1816.
 to } Rec. 20 May, 1816.
 } 117 Conveyances, 358.
 THOMAS BARCLAY. } Consideration, \$25.

CONVEYS a free and uninterrupted passage in and through my lane to and from the land which the said Thomas purchased from me, to the highway leading from New York to Harlaem, for the sole purpose, however, of a way for his horses, carriages, footmen and visitors, to pass and repass, with the privilege to the said Livingston of shutting this road and opening a new one.

DEED.

THOMAS BARCLAY } Dated 20 May, 1816.
 } Ack. 20 May, 1816.
 to } Rec. 20 May, 1816.
 GEORGE BRADISH. } 117 Conveyances, 359.
 } Consideration, \$25.

CONVEYS all his right, title and interest of, in, and to, the right of way mentioned in preceding instrument.

As to those parts of this tract which consist of a marsh bordering on the river, there are questions relative to the title thereof similar to those discussed ante page 323. The marsh in question is marked on the Blue Book "salt marsh regularly overflowed." It would be still more doubtful whether a marsh of such character would have passed under the patents of Harlem.

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THE JOSEPH MOTT TRACT.

This small piece of land is part of two farms, the greater part thereof being included in the Aaron Bussing farm, and a small gore on the Easterly end thereof being included in the Waldron farm.

The title of the Bussing farm as far as James Roosevelt is shown ante pages 403 to 406.

DEED.

JAMES ROOSEVELT and MARIA,
his wife,
to
EDWARD VERMILLYEA.

Dated 1 May, 1798.
Ack. 22 April, 1799.
Rec. 7 Dec., 1835.
349 Conveyances, 75.
Consideration, £400.

CONVEYS all that certain piece or parcel of land, situate, lying and being in the Township of Harlaem: Beginning at the Northwestern corner of the land belonging to Peter Waldron, and running from thence along the road South eighty degrees ten minutes West one chain and seventy-three links; thence South fifty-five degrees West sixty-four links; thence South twenty-nine degrees forty minutes West ninety-eight links; thence South twenty-seven degrees thirty minutes West two chains and fifty-six links to the land to be conveyed to Peter DeWitt; thence along the said land South thirty-nine degrees East three chains seventy links to the land of the said Peter Waldron; thence along the same North eighty degrees

fifty minutes East one chain eighty-nine links; thence North two degrees and fifty minutes West six chains thirty links to the place of beginning. Containing two acres.

DEED.

EDWARD VERMYLIA and SARAH, <i>his wife,</i> <i>to</i> JOSEPH MOTT,	Dated 20 April, 1799. Ack. 22 April, 1799. Rec. 7 Dec., 1835. 349 Conveyances, 77. Consideration, \$1,500.
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CONVEYS same premises.

In the abstract of the John P. Waldron tract next hereinafter set forth, the title of the premises conveyed by the two following Deeds is shown as far as John P. Waldron.

DEED.

JOHN P. WALDRON	— Dated 5 May, 1803. Not recorded, but re-cited in following Deed.
-----------------	--

<i>to</i> HASSEL PYMM.

CONVEYS a lot including the premises conveyed in the following Deed.

<i>Last Will and Testament</i>

<i>of</i>

HASSYL PYMM.

Dated 9 April, 1806. Proved 19 April, 1806. 46 Wills, 278.
--

“ *Secondly*, after the payment of all my just debts, as aforesaid, I give, bequeath and devise unto my loving son, George Pymm, all my estate, both real and personal, except fifty dollars, * * * and lastly I do hereby nominate, make and appoint my friends, Semson A. Benson and Jonathan Randell my executors.”

Letters Testamentary were granted to both executors. See Liber 46 Wills, page 279.

At a Surrogate's Court held on 25 November, 1806, an order was entered, on petition of the executors, directing that so much of the real estate of Hassel Pymm be sold as may be sufficient to pay the debts of the said testator, amounting to \$693.90 with costs and expenses.

SAMPSON A. BENSON and JON-
ATHAN RANDELL, JR., *Exec-
utors of HASSEL PYMM and*
SARAH PYMM,
to
JOSEPH MOTT.

DEED.
Dated 20 April, 1807.
Ack. 30 April, 1807.
Rec. 9 March, 1832.
282 Conveyances, 235.
Consideration, \$750.

CONVEYS all that certain piece, parcel or lot of ground, situate, lying and being in the Town of Harlem, in the Ninth Ward of the City of New York, on the Westerly side of the main road leading from New York to Harleam, and being part or parcel of a certain lot conveyed by John P. Waldron to the said Hassel Pymm by Deed bearing date the fifth day of May, in the year of our Lord, 1803, bounded as follows: Beginning at the Southeast of the Main Road leading to Harleam Bridge at the North-easterly corner of the said Joseph Mott's land, and running thence Southerly along the same one hundred and thirty feet; thence Easterly and parallel to the said one hundred and thirty-three feet, to the said lot conveyed by the said John P. Waldron as aforesaid; thence northerly along the same, one hundred feet to the said road, and thence Southwesterly along the same forty-five feet to the place of beginning.



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Peter Waldeck, attorney, and executor.

All
Aet.



THE
JOHN P. WALDRON TRACT.

This is part of a large tract vested in Petrus Waldron at an early date.

Last Will and Testament
of
PETER WALDRON.

} Dated 28 Oct., 1771.
} Proved 28 Aug., 1772.
} 28 Wills, 299.

Testator, after directing that all his real estate, whatsoever and wheresoever situate, shall be sold by his executors therein-after named, within some reasonable time after his decease, for the most that can be had for the same, at public vendue or otherwise, as to his executors shall seem best, provides as follows : “ Out of the moneys arising from the sale of my said real estate, first, I give and bequeath to my son Peter fifty pounds, current money of New York, in barr and satisfaction of his being my eldest son and heir-at law, and all the rest and residue of the moneys arising, as well from the sale of my said real estate as from the residue of my said personal estate, I do give and bequeath the same to my beloved wife Elizabeth, my daughter Cornelia Waldron, my sons Peter Waldron and John Waldron, equally to be divided amongst them, share and share alike, that is to say, one equal one-fourth to each of them.”

Appoints his wife, Elizabeth, his children Cornelia Waldron, Peter Waldron and John Waldron, his executors.

S P. Whittlesey

A MAP
OF A FARM SITUATED AT HARLEM,
BELONGING TO THE ESTATE OF JOHN P WALDRON.

New York 26 August 1819

Step n. ~~William~~^{Lily} Surveyor

JOHN P. WALDRON and ELIZA-
BETH, *his wife*,
to
DAVID WALDRON. } DEED.
 } Dated 3 April, 1789.
 } Recited in the follow-
 } ing Deed.

CONVEYS all the equal undivided fourth part of all the real estate of which Petrus Waldron, late of the Township of Harlem, died seized and possessed, situated in the Seventh Ward of the said city and in the Township of Harlem, and which was unsold at the time of the execution of certain indentures to Gulian Cornell by the executor of the said Peter Waldron, deceased, bearing date the 28th and 29th days of June, in the year of our Lord 1776.

DAVID WALDRON and COR-
NELIA, *his wife*,
to
ELIZABETH WALDRON. } DEED.
 } Dated 14 June, 1794.
 } Ack. 14 June, 1794.
 } Rec. 7 Dec., 1820.
 } 146 Conveyances, 455.
 } Consideration, £600.

CONVEYS the undivided one-fourth of the same premises.

DEED.
ELIZABETH WALDRON, *widow of*
PETER WALDRON,
to
JOHN P. WALDRON. } DEED.
 } Dated 24 Dec., 1795.
 } Proved 15 July, 1820.
 } Rec. 7 Dec., 1820.
 } 146 Conveyances, 452.
 } Consideration, love and
 } affection.

CONVEYS all her estate both real and personal, situate, lying and being in the aforesaid township of Harlem, together with

all and singular the liberties, privileges, advantages, hereditaments and appurtenances to the same belonging, or in anywise appertaining.

DEED.

PETER WALDRON
to
JOHN P. WALDRON.

Dated 19 Jan., 1797.
Proved 28 Jan., 1820.
Rec. 7 Dec., 1820.
146 Conveyances, 453.
Consideration, love and
affection.

CONVEYS all his the said Peter Waldron's estate, both real and personal, situated in the Township of Hearlam, in the Seventh Ward of the City of New York.

The Waldron tract extended originally as far West as the old road leading to Harlem. Several lots fronting the road were sold off from time to time, leaving in John P. Waldron at his death the tract shown on map, ante page 427.

Last Will and Testament
of
JOHN P. WALDRON.

Dated 15 May, 1806.
Proved 7 July, 1806.
46 Wills, 353.

After certain specific devises of property near the tract in question, and after giving his wife a life estate in his real property, testator provides as follows: "The residue of my land in the town of Harlem, I devise, give and bequeath to my sons, John P. Waldron, Junior, Grove Bend Waldron and Peter Waldron, and my daughter Cornelia Waldron, to be equally divided between them, that is to say, share and share alike to them and their heirs, from and after the death or remarriage of my wife."

MORTGAGE.

JOHN P. WALDRON.
to
ELIZABETH WALDRON.

To secure \$1,500.
Dated 27 May, 1811.
Ack. 28 May, 1811.
Reg. 28 May, 1811.
22 Mortgages, 129.

COVERS all the undivided fourth part of the premises described in the following Deed.

The above mortgage was assigned to John G. Bogert, by assignment dated 28 August, 1813, and registered in Liber 30 Mortgages, page 443, and assigned by him to Whitehead Fish, by assignment dated 5 January, 1814, and registered in Liber 30 Mortgages, page 443, and assigned by him to William W. Gilbert, by assignment dated 11 June, 1819, and recorded in Liber 45 Mortgages, page 244; and assigned by him to Gouverneur M. Wilkins, by assignment dated 30 September, 1820, and recorded in Liber 51 Mortgages, page 125.

The President and Directors of the Manhattan Company recovered a judgment for \$133.18 against John P. Waldron, in the Court of Common Pleas, on 10 April, 1812. By virtue of a writ of *fieri facias* issued under said judgment, the following Deed was made:

DEED.

BENJAMIN FERRIS, *Sheriff*,
to
DAVID RANDELL.

Dated 11 Feb., 1813
Ack. 19 Feb., 1813.
Rec. 19 Feb., 1813.
101 Conveyances, 254.
Consideration, \$10.

CONVEYS all the interest of John P. Waldron, on 10 April, 1812, or at any time afterwards, of, in and to, all that certain piece, parcel or tract of land, situate, lying and being in Harslaem, in the Ninth Ward of the City of New York, on the

Westerly side of the road leading to Harlem Church, butted and bounded as follows, vizt.: Beginning at the house now or late leased to William Perkins, thence running East on the road leading to the said church until it joins the land of Philip Milledoler, thence South along the line of Philip Milledoler until it comes to the land of James Roosevelt, thence West till it comes to the land of Peter DeWitt, thence North along the line of Mr. Jackson's land to the place of beginning. Containing about seventy acres, more or less.

DEED.

DANIEL RANDELL and LYDIA, <i>his wife,</i> to GROVE BEND WALDRON.	}	Dated 8 April, 1818. Ack. 8 April, 1818. Rec. 10 April, 1818. 125 Conveyances, 567. Consideration, \$25.
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CONVEYS all interest in same premises.

DEED.

SAMUEL DANA INGRAHAM and <i>CORNELIA, his wife,</i> to GROVE BEND WALDRON.	}	Dated 1 April, 1818. Ack. 2 April, 1818. Rec. 7 July, 1818. 130 Conveyances, 115. Consideration \$1,900.
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CONVEYS one equal undivided fourth part of all that certain piece or parcel of land, situate in the Ninth Ward of the City of New York, on the Easterly side of the Third Avenue. Beginning at the Easterly side of the said avenue, on the Southerly side of the road leading from the Town of Harlem to the Church, thence running along the said road North eighty-four degrees East four hundred and seventy-eight feet to land of Philip Milledoler; thence along the said Philip Milledoler land South eighty degrees and fifteen

minutes East three hundred and seventy-eight feet six inches, and South seventy-four degrees forty minutes West two hundred and fifteen feet, and South nine degrees and thirty minutes East one thousand five hundred and seventy-eight feet to James Roosevelt's land; thence along the land of the said James Roosevelt South seventy-one degrees forty-five minutes West one thousand and fifty feet to land now or late belonging to James Roosevelt; thence along the said land now or late belonging to James Roosevelt and land belonging to the estate of the late Flamen Ball, Esquire, deceased, and land of John F. Jackson and Richard Riker North nine degrees thirty minutes West one thousand three hundred and twenty one feet to the Third Avenue; thence along the said avenue North thirty-three degrees East one thousand one hundred and thirty-seven feet to the place of beginning. Containing forty-three acres, three roods and thirteen perches.

MORTGAGE.

GROVE BEND WALDRON to WHITEHEAD FISH, <i>Cashier of</i> <i>the Mechanics Bank.</i>	To secure \$1,247.40. Dated 7 April, 1818. Ack. 7 April, 1818. Reg. 10 April, 1818. 40 Mortgages, 471.
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COVERS one equal undivided fourth part of premises described in the previous Deed. Also one equal undivided fourth part of all that certain piece or parcel of land, situate in the Ninth Ward of the City of New York, on the Westerly side of the Third Avenue: Beginning on the Westerly side of the Third Avenue, at its junction with the South side of the road leading to the Church; thence along the Westerly side of the said Avenue South thirty-three degrees West nine hundred and fifty feet to John F. Jackson's land; thence along the land of the said John F. Jackson North nine degrees thirty minutes West three hundred and ten feet to Joseph Mott's land; thence

along the land of the said Joseph Mott North eighty-two degrees East one hundred and twenty-seven feet, and North two degrees West one hundred and twenty feet, and North forty-six degrees fifteen minutes East one hundred and fifteen feet along the land of the said Joseph Mott and land belonging to the estate of Hessel Pim, and land of Luke Kip, John Hopper and William Brady, two hundred and seventy-one feet to land belonging to the heirs of John P. Waldron; thence along the said land belonging to the heirs of John P. Waldron North fifty-eight degrees thirty minutes East thirty-two feet, and North six degrees West eight feet, and North eighty-four degrees East twenty feet, and North six degrees West one foot three inches to land of Thomas Brass; thence along the land of the said Thomas Brass and land of Edward Vermilya North eighty-four degrees East one hundred and twenty feet; thence along land of the said Edward Vermilya North six degrees West one hundred feet to the road aforesaid; thence along the said road eighty-four degrees East eighty-eight feet six inches to the place of beginning. Containing two acres, one rood and twenty-five perches.

The above mortgage was assigned by Whitehead Fish to William W. Gilbert, by assignment dated 11 June, 1819, and recorded in Liber 45 Mortgages, page 245; and assigned by the said Gilbert to Goveneur M. Wilkins, by assignment dated 30 September, 1820, and recorded in Liber 51 Mortgages, page 124.

MORTGAGE.

GROVE BEND WALDRON

to

SAMUEL DANA INGRAHAM.

To secure \$1,600.
Dated 1 April, 1818.
Ack. 2 April, 1818.
Rec. 7 July, 1818.
41 Mortgages, 519.

COVERS one equal undivided fourth part of the premises described in the previous deed.

The above mortgage was assigned by Ingraham to Valentine N. Livingston and Henry D. Tracy by assignment dated 6 July, 1818, and recorded in Liber 41 Mortgages, page 218, and assigned by them to Gouverneur M. Wilkins, by assignment dated 12 February, 1819, and recorded in Liber 44 Mortgages, page 15.

MORTGAGE.

PETER WALDRON <i>to</i> ELIJAH T. PINCKNEY.	} To secure \$450. Dated 27 Nov., 1818. Proved 27 Nov., 1818. Rec. 27 Nov., 1818. 43 Mortgages, 45.
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COVERS all that equal, undivided fourth part of the portion of the tract in question which lies East of Third Avenue by the same description as previous Deed.

The above mortgage was assigned by Pinckney to Robert Perine and Micajah Reynolds, by assignment dated 27 November, 1818, and recorded in Liber 43 Mortgages, page 74, and assigned by them to Isaac Adriance by assignment dated 12 February, 1820, and recorded in Liber 51 Mortgages, page 315.

MAYOR'S COURT.

GROVE BEND WALDRON and PETER WALDRON <i>vs.</i> SAMUEL D. INGRAHAM and CORNELIA, <i>his wife.</i>	}
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1818—December 22. Petition filed for a partition of the tract in question.

1818—December 21. Answer of defendants filed.

December 23. Judgment of partition entered appointing John McKesson, Jeremiah I. Drake and Benjamin L. Benson, commissioners of partition.

1819—May, 29. Commissioners' report dated.

August 25. Final judgment entered.

The commissioners in the above suit set apart to Grove Bend Waldron, lots 2, 4, 5, 8, 9, 12, 15, 16, 18, 19, 23, 24, 25, 29 to 31, 33 to 38, 41 to 51, 57 to 59, 61 to 68, 70 to 72, 74 to 82, 85 to 113, 153 to 213, 217 to 227, 231 to 241, 245 to 253, 257 to 289, 302 to 332, 345 to 370, 372 to 378, 380 to 389, 391 to 405, 407 to 474, 523 to 536, 542 to 554, 557 to 562, on the map ante page 427. They set apart to Peter Waldron, lots 3, 6, 11, 14, 17, 22, 26, 28, 32, 39, 40, 52 to 56, 114 to 152, 214 to 216, 228 to 230, 242 to 244, 254 to 256, 290 to 301, 333 to 344, 475 to 522, 537 to 541, on said map. They set apart to Cornelia Ingraham lots 1, 7, 10, 13, 20, 21 and 27, on said map.

One Thomas Dunning recovered a judgment against Peter Waldron, in the Supreme Court, on 27 April, 1819.

DEED.

JAMES L. BELL, <i>Sheriff,</i> <i>to</i> ISAAC ADRIANCE.	} Dated 10 Nov., 1819. } Ack. 4 Jan., 1820. } Rec. 4 Jan., 1820. } 141 Conveyances, 167. } Consideration, \$1,230.
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CONVEYS all the right, title and interest whatsoever, whereof the said Peter Waldron was seized on the 27th day of April, in the year of our Lord 1819, in the lots set apart to him in the above suit, and also in lots 257, 258, and 259.

MORTGAGE.

GROVE BEND WALDRON to GOUVERNEUR MORRIS WILKINS.	To secure \$627.75. Dated 1 Oct., 1820. Proved 24 Oct., 1820. Rec. 25 Oct., 1820. 52 Mortgages, 9.
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COVERS all that certain piece of land situate in the Ninth Ward of the City of New York, on the Easterly side of the Third Avenue, and beginning on the Easterly side of the Third Avenue on the Southerly side of the road leading from the Town of Harlem to the Church; thence running along the road North eighty-four degrees East four hundred and seventy-eight feet to land of Philip Milledollar; thence along the said Philip Milledollar's land South eighty degrees fifteen minutes East three hundred and seventy-eight feet six inches, and South seventy-four degrees forty minutes West two hundred and fifteen feet, and South nine degrees thirty minutes East to the centre of One Hundred and Eighteenth Street; thence along the centre of One Hundred and Eighteenth Street to the Third Avenue; thence along the said Avenue to the place of beginning. Excluding therefrom those several lots or parcels of ground laid out as the share of Peter Waldron by commissioners appointed by the Mayor's Court, to make partition of the estate of John P. Waldron, deceased, and whose report was filed in May Term, one thousand eight hundred and nineteen, and as specified on the map annexed to the said report.

Also that certain piece or parcel of land situate in the Ninth Ward of the City of New York, on the Easterly side of the Third Avenue, and beginning at that point in the boundary line between Philip Mildollar and Grove Bend Waldron, where the centre line between 116th and 117th Streets intersects the said boundary line; thence running South nine degrees thirty minutes East to the land of James Roosevelt; thence

along the land of the said James Roosevelt South seventy-one degrees forty-five minutes West one thousand and fifty feet to land now or late belonging to James Roosevelt; thence along the said land now or late belonging to James Roosevelt and Flamen Ball and John F. Jackson and Richard Riker, North nine degrees thirty minutes West to the Third Avenue; thence along the said Avenue two hundred and thirty-five feet to the land of Farrington and Case; thence at right angles with the said Avenue one hundred and fifty feet; then parallel to the Third Avenue to the centre of One Hundred and Seventeenth Street; then along the centre of said 117th Street seventy-five feet; then parallel to the Third Avenue to the centre line between 116th and 117th Streets; then along the centre line between 116th and 117th Streets to the place of beginning, the said two parcels of land containing thirty-three acres, be the same more or less.

Also those certain lots on the Westerly side of the Third Avenue, and known on the map made by order of the Commissioners of Partition of John P. Waldron, deceased, and filed in the County Clerk's Office, May Term, 1819, with their reports in lots numbered eighteen, nineteen, twenty-three, twenty-four, twenty-five, which property, heretofore described, was set out as the share or part belonging to the said Grove Bend Waldron.

DEED.

GOUVERNEUR MORRIS WILKINS
to
MARTIN S. WILKINS.

Dated 23 June, 1823.
Ack. 30 June, 1823.
Rec. 30 June, 1823.
167 Conveyances, 288.
Consideration, \$6,200.

RECITES the above Mortgage, and also the Mortgages recorded in Liber 41 Mortgages, page 519, in Liber 40 Mortgages, page 471, and in Liber 22 Mortgages, page 129, all

above set forth, all of which had been assigned to the said G. M. Wilkins, and that Grove Bend Waldron had made default in the payments on said bonds and mortgages, and that in pursuance of the powers in said mortgages the said G. M. Wilkins had sold the premises to Martin S. Wilkins.

CONVEYS all the premises covered by the previous Mortgage except lots 36 to 38, 41 to 47, 57 to 59.

DEED.

MARTIN S. WILKINS to GOVERNEUR MORRIS WILKINS.	Dated 30 June, 1823. Ack. 30 June, 1823. Rec. 30 June, 1823. 168 Conveyances, 291. Consideration, \$6,200.
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CONVEYS same premises.

DEED.

GOVERNEUR MORRIS WILKINS to ALEXANDER HAMILTON.	Dated 11 May, 1825. Ack. 6 June, 1825. Rec. 14 Nov., 1825. 194 Conveyances, 290. Consideration, \$7,000.
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CONVEYS same premises, excepting also lots numbered 39, 40, 48 to 51, 153 to 156, 167 to 170, 181, 182, 195, 196, 183, 184, 18, 19, 28, 32, 57 to 59, and 61 to 63 on said map.

The map of this tract given, ante page 427, is copied from the map filed in the Clerk's office of the Court of Common Pleas. The original map is incorrect in some particulars. It gives the distance between First and Second Avenues at 625 feet, instead of 650 feet. The lines of the First Avenue, as there given, are shown by dotted line on map, ante page 427. The map in the Court of Common Pleas also shows a South-

erly boundary different from that given as the Northerly boundary of the Roosevelt tract in maps numbers 494 and 547 in the Register's office. Both lines are shown on map, ante page 427. Alexander Hamilton caused a new map to be made of the tract according to which the parts vested in him were sold. This map, though originally filed in the Register's office is now lost.

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ONE

THE
JAMES ROOSEVELT TRACT.

This is part of a large tract vested in Petrus Waldron at an early date.

Last Will and Testament
of
PETER WALDRON.

Dated 28 Oct., 1771.
Proved 28 Aug., 1772.
28 Wills, 299.

Testator, after directing that all his real estate, whatsoever and wheresoever situate, shall be sold by his executors therein-after named, within some reasonable time after his decease, for the most that can be had for the same, at public vendue or otherwise, as to his executors shall seem best, provides as follows: "Out of the moneys arising from the sale of my said real estate, first, I give and bequeath to my son Peter fifty pounds, current money of New York, in barr and satisfaction of his being my eldest son and heir-at law, and all the rest and residue of the moneys arising, as well from the sale of my said real estate as from the residue of my said personal estate, I do give and bequeath the same to my beloved wife Elizabeth, my daughter Cornelia Waldron, my sons Peter Waldron and John Waldron, equally to be divided amongst them, share and share alike, that is to say, one equal one-fourth to each of them."

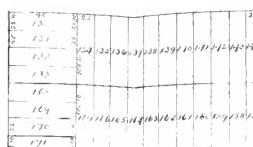
Appoints his wife, Elizabeth, his children Cornelia Waldron, Peter Waldron and John Waldron, his executors.

116th

ST.

115th

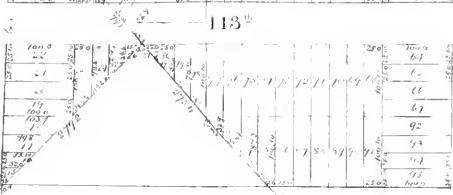
ST.

114th

ST.



SECOND

113th

ST.



AVENUE

112th

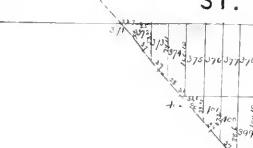
ST.



AVENUE

111th

ST.

110th

ST.



**MAP
OF PART OF THE
ESTATE of JAMES ROOSEVELT
SITUATE IN THE TWELFTH WARD OF THE
CITY OF NEW YORK.**

New York September 1897 Compiled by Francis Richardson City Surveyor

109th

Copied from a Map in Case # 491 - 1 of Registered Affairs.
The lot numbers and divisions are copied from the map
made by Peter H. Dwyer in Case number 587.

108th

ST.



AVENUE

A

ST.

ST.

ST.

ST.

JOHN P. WALDRON and ELIZA-
BETH, *his wife*,
to
DAVID WALDRON.

DEED.

Dated 3 April, 1789.
Recited in the follow-
ing Deed.

Conveyed to David Waldron

CONVEYS all the equal undivided fourth part of all the real estate of which Petrus Waldron, late of the Township of Harlem, died seized and possessed, situated in the Seventh Ward of the said city and in the Township of Harlem, and which was unsold at the time of the execution of certain indentures to Julian Cornell by the executor of the said Peter Waldron, deceased, bearing date the 28th and 29th days of June, in the year of our Lord 1776.

DAVID WALDRON and COR-
NELIA, *his wife*,
to
ELIZABETH WALDRON.

DEED.

Dated 14 June, 1794.
Ack. 14 June, 1794.
Rec. 7 Dec., 1820.
146 Conveyances, 455.
Consideration, £600.

CONVEYS the undivided one-fourth of the same premises.

ELIZABETH WALDRON, *widow of*
PETER WALDRON,
to
JOHN P. WALDRON.

DEED.

Dated 24 Dec., 1795.
Proved 15 July, 1820.
Rec. 7 Dec., 1820.
146 Conveyances, 452.
Consideration, love and
affection.

Conveyed to John P. Waldron

CONVEYS all her estate both real and personal, situate, lying and being in the aforesaid township of Harlem, together with

all and singular the liberties, privileges, advantages, hereditaments and appurtenances to the same belonging, or in anywise appertaining.

DEED.

PETER WALDRON

to

JOHN P. WALDRON.

Dated 19 Jan., 1797.
Proved 28 Jan., 1820.
Rec. 7 Dec., 1820.
146 Conveyances, 453.
Consideration, love and
affection.

CONVEYS all his the said Peter Waldron's estate, both real and personal, situated in the Township of Hearlam, in the Seventh Ward of the City of New York.

DEED.

ELIZABETH WALDRON

to

JAMES ROOSEVELT.

Dated 27 Dec., 1798.
Proved 2 Jan., 1799.
Rec. 28 Jan., 1800.
57 Conveyances, 373.
Consideration, \$3,392.

CONVEYS all that piece of land in the Town of Harlem, on New York Island, adjoining Westerly to the land of the said James Roosevelt, bounded as follows: Beginning at high-water mark on the East River at the point of division between the land of the said Elizabeth Waldron and James Roosevelt, near a spring, and running thence North ten degrees twenty minutes West fourteen chains and eighty links along the division fence between the said Elizabeth Waldron and James Roosevelt; thence North thirty-eight degrees thirty minutes East seventeen links; thence North seventy-three degrees East three chains eight links; thence North seventy degrees three minutes East two chains sixty-eight links; thence South twelve degrees fifteen

minutes East fifteen chains eighty links to high-water mark; thence along high-water mark to the place of beginning. Containing ten acres, three roods, twenty poles and forty-six links.

DEED.

JOHN P. WALDRON,
to
JAMES ROOSEVELT.

Dated 29 Dec., 1798.
Ack. 2 Jan., 1799.
Rec. 29 Jan., 1800.
57 Conveyances, 374.
Consideration, 5s.

CONVEYS same premises by same description.

DEED.

ELIZABETH WALDRON, *widow*,
to
JAMES ROOSEVELT.

Dated 27 June, 1801.
Proved 6 July, 1801.
Rec. 14 July, 1801.
60 Conveyances, 462.
Cons'n, £210, 18s., 9d.

CONVEYS all that piece of land situate at Harlem, in the Seventh Ward of the City of New York, bounded as follows, to wit: Beginning at the Northeast corner of the said James Roosevelt's land as his line now runs, North seventy-two degrees East one chain; thence South eleven degrees East sixteen chains and ninety links to high-water mark; thence along high water mark South seventy-six degrees West to his now line; thence along his now line to the place of beginning. Containing one acre, two roods and thirty perches.

DEED.

JOHN P. WALDRON
to
JAMES ROOSEVELT.

Dated 27 June, 1801.
Ack. 6 July, 1801.
Rec. 14 July, 1801.
60 Conveyances, 461.
Consideration \$1.

CONVEYS same premises.

JOHN P. WALDRON (*heir-at-law*)
of his mother, ELIZABETH
 WALDRON) and ELIZABETH,
his wife,
to
 JAMES ROOSEVELT. } DEED.

 Dated 11 April, 1805.
 Ack. 17 April, 1805.
 Rec. 5 June, 1835.
 337 Conveyances, 78.
 Consideration, \$6,081.25

CONVEYS all that piece of land in the town of Haerlem on New York Island, adjoining Westerly to the land of the said James Roosevelt: Beginning on the Northwest corner of the land belonging to the said James Roosevelt and running thence North seventy-one degrees thirty minutes East eight chains twenty links; thence South nine degrees thirty minutes East fifteen chains eighteen links along the land of Philip Mildoller to hlgh-water mark; thence along high-water mark South sixty-four degrees West seven chains eighty-seven links; thence North eleven degrees thirty minutes West sixteen chains along the land of the said James Roosevelt to the place of beginning. Containing twelve acres and twenty-six perches, according to a survey of the said land made by Adolphus Loss, surveyor, the ninth instant.

JAMES ROOSEVELT and HARRIET, *his wife,*
to
 EPENETUS WHEELER, WILLIAM
 WAGSTAFF and JOHN T. GIL- } DEED.
 CHRIST. }

 Dated 1 June, 1835.
 Ack. 1 June, 1835.
 Rec. 1 June, 1835.
 332 Conveyances, 588.
 Consideration, \$100,000

CONVEYS all that certain farm or country seat, tract, piece or parcel of land situate, lying and being at Harlaem in the Twelfth Ward of the City of New York. Bounded and butted as follows,

that is to say: beginning at a point in One Hundred and Sixteenth Street, a little to the Southeast of the First Avenue, running thence South eight degrees fifteen minutes East one thousand and fifty feet along land now or formerly belonging to P. Milledoler to the Northeasterly line of One Hundred and Thirteenth Street at Harlaem River; thence South seventy-five degrees West one thousand and forty-five feet; thence North eight degrees fifteen minutes West one thousand and fifteen feet along land now or formerly belonging to George Bradish to the Southwesterly line of One Hundred and Thirteenth Street; thence South seventy-seven degrees thirty minutes West four hundred and fifty-four feet along land now or formerly belonging to the said George Bradish; thence North eight degrees thirty minutes West two hundred and fifty-three feet six inches along land now or formerly belonging to B. P. Benson; thence North eighty degrees forty-five minutes East four hundred and fifty-one feet nine inches along land now or formerly belonging to Mrs. Anna Ball; thence South eight degrees fifteen minutes East two hundred and twenty-six feet six inches to a point on One Hundred and Thirteenth Street aforesaid; thence to the Northeasterly side of One Hundred and Thirteenth Street aforesaid; thence Southeasterly eighty feet along One Hundred and Thirteenth Street aforesaid; thence parallel with the First Avenue aforesaid one hundred feet ten inches along land lately conveyed by the said parties of the first part to Cornelia Livingston to land formerly belonging to Alexander Hamilton, but now or late to the said Cornelia Livingston; thence along the land now or late of the said Cornelia Livingston to the Northeasterly line of One Hundred and Fourteenth Street; thence Southeasterly one hundred and three feet along One Hundred and Fourteenth Street; thence Northeasterly one hundred feet ten inches parallel to the First Avenue along land lately conveyed as aforesaid; thence Southeasterly parallel with One Hundred and Fourteenth street along land conveyed as aforesaid twenty-five

feet; thence Northeasterly parallel with the First Avenue along land conveyed as aforesaid forty-nine feet; thence Southeasterly parallel with One Hundred and Fourteenth Street along land conveyed as aforesaid eighty-eight feet to the Northerly line of the First Avenue; thence Northeasterly along the First Avenue fifty feet ten inches to the Westerly intersection of said First Avenue and One Hundred and Fifteenth Street; thence Northwesterly along One Hundred and Fifteenth Street fifty-eight feet to land formerly belonging to the said Alexander Hamilton but now or late to the said Cornelia Livingston; thence along the land belonging as last aforesaid to the Northeasterly side of One Hundred and Fifteenth Street; thence Southeasterly along One Hundred and Fifteenth Street to the Northeasterly intersection of One Hundred and Fifteenth Street and the First Avenue; thence Northeasterly along the Northerly side of the First Avenue to land belonging as last aforesaid; thence along the land belonging as last aforesaid to the place of beginning, as by a map of the said premises made by Adolphus Loss, City Surveyor, in the month of September, 1825, described as a map of a tract of land situate at Harlaem, on Manhattan Island, State of New York, the property of James Roosevelt, Esq., now about to be filed in the office of the Register of the City and County of New York, may more fully and satisfactorily appear; the premises hereby intended to be conveyed being all the premises contained in the said map with the exception of five certain lots, pieces or parcels of land, being parts and parcels of the said premises and on the said map colored blue, which were conveyed to the said Cornelia Livingston by the said first parties of the first part by Deed bearing date the thirtieth day of December, in the year of our Lord one thousand eight hundred and thirty-four, subject, however, to the streets and avenues laid out through the said premises hereby conveyed, together with all and singular the right, title and interest of the said James Roosevelt of, in and to the right of pre-emption, and

to procure and obtain from the Corporation of the City of New York a grant of the lands and soil under water, lying opposite to or adjoining the said farm or premises.

EPENETUS WHEELER, WILLIAM
WAGSTAFF and JOHN T. GIL-
CHRIST,
to
JAMES ROOSEVELT.

MORTGAGE.

To secure \$75,000.
Dated 1 June, 1835.
Ack. 1 June, 1835.
Rec. 1 June, 1835.
186 Mortgages, 233.

COVERS same premises.

IN CHANCERY.

JAMES ROOSEVELT
vs.
EPENETUS WHEELER, WILLIAM
WAGSTAFF, JOHN T. GIL-
CHRIST, WILLIAM CHAUNCEY,
JACOB HOPPOCK, LEVI AP-
GAR, PLINY FREEMAN, FRED-
ERICK H. PEPON, SYLVANUS
STANFORD and LEWIS B.
REED.

- | | |
|-----------|--|
| 1838—June | 29. Bill filed to foreclose above mortgage. |
| August | 10. Order <i>pro confesso vs.</i> William Chaun-
cey, Jacob Hoppock, Levi Apgar,
Pliny Freeman, Frederick H. Pepoon,
and Lewis B. Reed, on affidavit of ser-
vice of subpœna and of no answer. |

1838—September 18. Order *pro confesso* on affidavit of no answer, against Epenetus Wheeler, William Wagstaff and John T. Gilchrist, who had appeared by C. V. S. Kane, their solicitor, and against Sylvanus Stanford, who had appeared by A. W. Stuyvesant.

September 18. Order of reference to compute, &c.

October 1. Master's report filed.

October 1. Judgment of foreclosure and sale entered.

DEED.

DAVID CODWISE, <i>Master-in-Chancery,</i> <i>to</i> JAMES ROOSEVELT.	Dated 1 Dec., 1838. Ack. 1 Dec., 1838. Rec. 7 Jan., 1839. 393 Conveyances, 122. Consideration, \$31,750.
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CONVEYS same premises.

<i>Last Will and Testament</i> <i>of</i> JAMES ROOSEVELT.	Dated 2 Sept., 1841. Proved 17 April, 1847. 93 Wills, 451.
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"Eleventh. And if in any of the cases and events wherein a division and distribution of my estate, or any part thereof, are required to be made as aforesaid, it shall so happen that the same shall be so situated that it cannot, in the opinion of my executors or the said trustees, as the case may be, be divided and distributed without manifest inconvenience and disadvantage, then I do hereby authorize the said executors or trustees, or those who shall take upon themselves the execution of this Will or the said trusts to sell and dispose of the estate so situated, committed to them respectively, at public or private sale,

upon terms as they shall deem best and most advantageous for the parties in interest, and in due form to convey the same to the purchaser or purchasers, and the proceeds arising from the sale or sales to dispose of and distribute according to the direction herein given as to the property so sold. And, lastly, I do nominate, constitute and appoint my beloved wife Harriet, my son Isaac Roosevelt, my cousin James H. Roosevelt, my brother-in-law Gardiner G. Howland and my friend John Aspinwall, and the survivors and survivor of them, Executrix and Executors of this my Last Will and Testament."

Letters Testamentary were granted to Isaac Roosevelt, Gardiner G. Howland and Harriet Roosevelt on 17 April, 1847. See Liber 7 Letters Testamentary, page 254.

The following releases were obtained probably on account of the omission of the wives of the grantors as defendants in the above foreclosure suit.

	DEED.
WILLIAM WAGSTAFF and ANN, <i>his wife,</i> to ISAAC ROOSEVELT.	Dated 1 Feb., 1850. Ack. 6 May, 1850. Rec. 16 July, 1850. 547 Conveyances, 542. Consideration, \$50.

RELEASES and quit-claims the same premises.

	DEED.
JOHN T. GILCHRIST and JULIA, <i>his wife,</i> to ISAAC ROOSEVELT.	Dated 1 Feb., 1850. Proved 9 Feb., 1850. Rec. 16 July, 1850. 547 Conveyances, 543. Consideration, \$1.00.

RELEASES and quit-claims same premises.

GARDINER G. HOWLAND, ISAAC
ROOSEVELT and HARRIET
ROOSEVELT, *Acting Executors*
of JAMES ROOSEVELT,
to
DAVID AUSTEN, JR.

DEED.

Dated 21 Dec., 1849.
Ack. 30 Jan., 1850.
Rec. 16 July, 1850.
547 Conveyances, 545.
Consideration, \$35,000.

CONVEYS all that certain farm or country seat, tract, piece or parcel of land, situate, lying and being at Harlaem, in the Twelfth Ward of the City of New York, bounded and butted as follows, that is to say: Beginning on the Easterly line of the First Avenue at a point distant sixty-three feet Southerly from the Southeasterly corner of the First Avenue and One Hundred and Sixteenth Street, running thence in a straight line eighty feet five inches to a point on the Southerly side of One Hundred and Sixteenth Street distant fifty feet Easterly from said Southeasterly corner of the First Avenue and One Hundred and Sixteenth Street; thence on a line in continuation of the last mentioned line sixty-seven feet eight inches to a point in One Hundred and Sixteenth Street; thence nearly at right angles to the last mentioned line seventy feet six inches to a point on the said Southerly line of One Hundred and Sixteenth Street distant one hundred and thirty-eight feet two inches Easterly from the said Southeasterly corner of the First Avenue and One Hundred and Sixteenth Street; thence in a straight line in continuation of the last mentioned line nine hundred and eighty-four feet eight inches to a point on the Northerly side of One Hundred and Thirteenth Street distant ninety-one feet six inches Easterly from the Northeasterly corner of Avenue A and One Hundred and Thirteenth Street; thence on a line in continuation of the last mentioned line thirty-four feet to the Harlaem River; thence in a Southwesterly direction

along the Harlaem River to land now or late of George Bradish; thence along the said land Northwesterly, or nearly so, two hundred and thirty-seven feet, or thereabouts, to a point on the Soitherly line of One Hundred and Ninth Street distant two hundred and one feet three inches Westerly from the Southwestery corner of Avenue A and One Hundred and Ninth Street; thence in a straight line in continuation of the last mentioned line fourteen hundred and nineteen feet seven inches to a point on the Southerly side of One Hundred and Thirteenth Street distant two hundred and three feet Easterly from the Southeasterly corner of the Second Avenue and One Hundred and Thirteenth Street; thence on a line in continuation of the last mentioned line two feet three inches to a point in One Hundred and Thirteenth Street; thence two feet four inches to a point on the Southerly side of One Hundred and Thirteenth Street distant two hundred feet Easterly from the Southeasterly corner of the Second Avenue and One Hundred and Thirteenth Street: thence Southwesterly, or nearly so, two hundred and seventy-nine feet two inches to a point on the Northerly side of One Hundred and Twelfth Street distant seven feet two inches Easterly from the Northeasterly corner of Second Avenue and One Hundred and Twelfth Street; thence on a line in continuation of the last mentioned line across the Second Avenue one hundred and seventy-one feet four inches; thence Northwesterly eighty-nine feet to a point on the Southerly side of One Hundred and Twelfth Street distant seventy feet six inches Westerly from the Southwesterly corner of the Second Avenue and One Hundred and Twelfth Street; thence on a line in continuation of the last mentioned line one hundred and sixty-three feet eleven inches; thence Northeasterly, or nearly so, two hundred and six feet eleven inches to a point on the Southerly side of One Hundred and Thirteenth Street distant thirty feet five inches Westerly from the Southwesterly corner of the Second Avenue and One Hun-

dred and Thirteenth Street; thence on a line in continuation of the last-mentioned line across One Hundred and Thirteenth Street and the Second Avenue two hundred and forty-three feet nine inches; thence Southeasterly one hundred and forty-six feet to a point on the Northerly line of One Hundred and Thirteenth Street distant one hundred and forty-seven feet nine inches Easterly from the Northeasterly corner of One Hundred and Thirteenth Street and the Second Avenue; thence on a line in continuation of the last-mentioned line and in One Hundred and Thirteenth Street fifty five feet six inches; thence Northeasterly to the centre line of One Hundred and Thirteenth Street; thence Easterly along the centre line of One Hundred and Thirteenth Street to a point distant three hundred and fifty feet Westerly from the Westerly line of the First Avenue; thence Northerly parallel to the Westerly line of the First Avenue thirty feet to the Northerly line of One Hundred and Thirteenth Street; thence Northerly on a line parallel with the Westerly line of the First Avenue one hundred feet ten inches; thence Easterly on a line parallel to the Northerly line of One hundred and Thirteenth Street one hundred feet; thence Northerly parallel to the Westerly line of the First Avenue one hundred feet ten inches to the Southerly line of One Hundred and Fourteenth Street; thence Northerly, in continuation of the last-mentioned line to the centre line of One Hundred and Fourteenth Street; thence Easterly along the centre line of One Hundred and Fourteenth Street to a point distant one hundred and twenty-five feet Westerly from the Westerly line of the First Avenue; thence Northerly and parallel to the Westerly line of the First Avenue thirty feet to the Northerly line of One Hundred and Fourteenth Street; thence Northerly and parallel to the said Westerly line of the First Avenue one hundred feet ten inches; thence Easterly and parallel to the Northerly line of One Hundred and Fourteenth Street twenty-five feet; thence Northerly and parallel to the said Westerly line of the first Avenue forty-

nine feet seven inches; thence Northeasterly six inches; thence easterly and parallel to the said Northerly line of One Hundred and Fourteenth Street ninety-nine feet eight inches; thence Easterly on a line in continuation of the last-mentioned line fifty feet to the centre of the First Avenue; thence Northerly along the centre of the First Avenue one hundred and ninety-three feet seven inches; thence Northeasterly eighty feet to the Easterly line of the said First Avenue, the place of beginning, as by a map of said premises entitled "Map of part of the Estate of James Roosevelt, deceased, situate in the Twelfth Ward of the City of New York," dated September, 1847, compiled by Francis Nicholson, City Surveyor, and intended to be filed in the office of the Register of the City and County of New York, will fully appear.

The Mayor, Aldermen and Commonalty of the City of New York,

to
DAVID AUSTEN, JR.

DEED.

Dated 1 July, 1850.

Proved 16 July, 1850.

Rec. 16 July, 1850.

547 Conveyances, 550.

Consideration, \$1.00.

CONVEYS all that certain plot, piece or parcel of land situate, lying and being in the Twelfth Ward of the City of New York, being part and parcel of the premises described in a certain Indenture of Conveyance, bearing date the twenty-first day of December, one thousand eight hundred and forty-nine, made and executed by the said Executors of said James Roosevelt, deceased, to the said David Austen, Junior, the party hereto of the second part, and intended to be delivered simultaneously with these presents, said plot, piece or parcel of land hereby granted and released, or intended so to be, being colored pink on the map hereto annexed, and lying between the line marked

on the said map, "Edge of the meadow or extreme high water mark;" and the line marked on the said map, "Ordinary high water mark," and being bounded and described as follows, viz: Beginning at a point on the Northerly line of One Hundred and Tenth Street distant one hundred and sixteen feet five inches Easterly from the Northeasterly corner of the First Avenue and One Hundred and Tenth Street, running thence Southerly in a straight line four hundred and thirty-six feet eight inches to a point on the Southerly line of One Hundred and Ninth Street distant four hundred and eleven feet-seven inches Easterly from the Southeasterly corner of the said First Avenue and One Hundred and Ninth Street; thence Southerly on a line in continuation of the said first mentioned line two hundred and twenty-seven feet eleven inches to the said line marked on the said map hereto annexed, "Ordinary high water mark;" then Northeasterly along said line marked "Ordinary high water mark" to a point in One Hundred and Thirteenth Street distant thirty-four feet Southerly from a point formed by the intersection of the Northerly line of said One Hundred and Thirteenth Street and the line next mentioned projected in continuance thereof; thence Northerly and in said One Hundred and Thirteenth Street thirty-four feet to the Northerly line of said One Hundred and Thirteenth Street at a point distant ninety-one feet six inches Easterly from the Northeasterly corner of Avenue A and said One Hundred and Thirteenth Street; thence Northerly on a line drawn in continuation of the said last mentioned line one hundred and thirty-four feet nine inches to the Easterly line of said Avenue A at a point distant ninety-eight feet eleven inches Northerly from the said Northeasterly corner of Avenue A and One Hundred and Thirteenth Street; thence on a line drawn in continuation of said last mentioned line and in said Avenue A to the said line marked on said map hereto annexed "Edge of meadow or extreme high water mark," and thence Southwesterly along said line marked "Edge of meadow or extreme

high water mark" to a point distant between twenty-six and twenty-seven feet Northerly from the Northerly line of One Hundred and Tenth Street on a line parallel with the said First Avenue, and thence Southerly on a line in continuation of the line herein first above described to the said Northerly line of One Hundred and Tenth Street at the place of beginning.

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